

The Homestead at Carrollton Homeowners Association, Inc.

3917 Windmill Trail, Carrollton, TX 75007

Via Zoom

December 21, 2020

7:00 pm

Board Meeting Minutes

Board Members Present: Jill Sparks, Roy Atwood, Terry Humphrey, John Waida

Others in Attendance. Shonna Brown-First Service Residential, Patty Cash-HOA Admin,

Actions by the Board of Directors. The following actions were approved/opposed by the Board of Directors:

Zoom Meeting was called to order at 7:00 by Patty Cash. It was acknowledged that quorum had been achieved.

Terry motioned the September Board Minutes be approved. Roy second. All in favor.

Roy motioned to have Sunset Landscape Company mow and irrigate the common area #7 and make any irrigation repairs needed. Jill seconded. All in favor.

Roy motioned a cap of \$6000 for the Primrose Park lighting. Shonna will notify the companies of our budget and ask them to provide details for the project. John 2nd. All in favor.

Roy motioned to approve Robert's Pool Service to replaster the main and kiddie pool at a cost of \$54,936.87. John 2nd. All in favor.

Jill motioned to raise HOA Admin pay from \$25/hour to \$30/hour. Ty Albright will bill the HOA \$35/hour as per the contract. Roy 2nd. All in favor.

John motioned not to install a Pickle Ball court. Roy 2nd. All in favor.

Jill adjourned the meeting at 8:02 pm.

Approvals by the Board of Directors via email:

Approval was given by the Board to have Tamrack Solutions repair the retaining wall on Orchard Lane for a cost of \$1175.00

Committee Reports:

ACC –John reported all requests are being answered in a timely manner. There have been 19 requests since the last meeting. Of the 19, 16 were approved, 3 were denied. Two of the denials were of the same request for a 2nd story addition. The ACC has met with the homeowner to discuss the details and a new request will be submitted.

Landscaping: Roy included the discussion of Old Business regarding the Common Area #7 with the landscape report.

Discussion regarding the maintenance of the common area #7. Since it is not used by the homeowners at this time, it doesn't seem feasible to spend the money to fertilize, apply fire ant control, and trim the trees.

Roy motioned to have Sunset Landscape Company mow and irrigate the common area #7 and make any irrigation repairs needed. Jill seconded. All in favor.

Discussion regarding adding lights to the Primrose Park gazebo and trees. The Board is requesting a more detailed description of the scope of work. Planting the crepe myrtles is on hold until after the lighting is installed. Shonna will reach out to Sunset Landscape along with the other 3 companies already contacted.

Roy motioned a cap of \$6000 for the Primrose Park lighting. Shonna will notify the companies of our budget and ask them to provide details for the project. John 2nd. All in favor.

Volunteers/Committees: Jill said nothing has happened with volunteers due to the COVID-19 crisis. There are 2 Board positions which will be open at the annual meeting. She has a homeowner considering running for one of the positions.

Communications: The newsletter was emailed to homeowners and placed on The Homestead website. Patty will copy and paste it into an email and send to the Discuss list.

Secretary: Terry had nothing new to report.

HOA Admin: Patty reported Sunday December 20 was the first rental of the clubhouse since COVID started. There is another rental scheduled for December 28. She has blocked the dates around each rental to allow porter service time to clean.

Patty spent 45 minutes speaking with Mrs. Toews to gather information on the history of The Homestead land. Quite an interesting conversation with much information. Patty will include more history in upcoming newsletters. She printed a copy of the newsletter for Mrs. Toews.

Old Business:

Roy motioned to approve Robert's Pool Service to replaster the main and kiddie pool at a cost of \$54,936.87. John 2nd. All in favor.

Roy explained the Reserve Study done in 2017 projected the pool to be replastered in 2021. The playground, concrete and entrance monuments are projected to be needing repair in 2022.

Discussion regarding raising HOA Admin pay. Jill motioned to raise HOA Admin pay from \$25/hour to \$30/hour. Ty Albright will bill the HOA \$35/hour as per the contract. Roy 2nd. All in favor.

New Business:

A homeowner requested a Pickle Ball court be installed north of the pool in the grass area. Discussion included the cost to level the land, build the court, have supplies available and ongoing maintenance. Other alternative options are a badminton net, horseshoe pit, volleyball sand court.

John motioned not to install a Pickle Ball court. Roy 2nd. All in favor.

John will research the possibility to have a horseshoe pit installed.

Financials: Roy reported we are on budget for the year. There is still concerns regarding high water bills this past year which will be monitored.

Management Report: Shonna will begin working on 2021 Annual Meeting held in March. There are 2 Board positions open and she will be sending out candidate information to the residents after the 1st of the year.

The next meeting will be January 25, 2021 to discuss the annual meeting.

Jill adjourned the meeting at 8:02pm.