**The Homestead at Carrollton Homeowners Association, Inc.**

**3917 Windmill Trail, Carrollton, TX 75007**

**Via Zoom**

**May 18, 2020**

**7:00 pm**

**Board Meeting Minutes**

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

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

Carrollton Police Officer Chuck Monroe

**Homeowners:** Ty Albright, Eddie Cash, Lori Huntley, Sarah Nejdl, Rusty Nejdl, John Phillips, Gilbert Rascon

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

Zoom Meeting was called to order at 7:01 by Jill Sparks.

Jill motioned the January Board Minutes be approved. Roy second. All in favor.

Roy motioned the flags at Countryside entrance be replaced after the trees are trimmed. Terry 2nd. All in favor.

Roy motioned we keep the current process with Little Ren Hen and the Administrator. Jill 2nd. All in favor.

Signs and sanitation stations were approved by the Board via email to be installed at the pool and Primrose Park.

John motioned to keep the clubhouse closed until restrictions change. Jill 2nd. All in favor.

Patty adjourned the meeting at 8:51 pm.

**Homeowner Forum:**

John Phillips inquired about the opening of the pool. Roy stated the pool will be discussed in the New Business portion of the meeting and a status sent to homeowners after tonight’s meeting.

Gilbert Rascon inquired about his ACC request. Patty stated she will verify the status tomorrow morning.

Officer Monroe discussed crime in Carrollton regarding COVID-19. He stated they are getting less calls regarding large gatherings. People seem to be looking out for each other more. He stated crimes continue with most of the crimes reported now are internet crimes. He recommended checking with the company before responding to emails to make sure it is valid.

Terry inquired about homeless population and the ones she has seen at McDonald’s recently. Officer Monroe stated they are seeing more solicitation on streets than before. As always, contact Carrollton PD with concerns.

**Committee Reports:**

**ACC** –John reported all requests are being answered in a timely manner.

**Landscaping:** Roy asked Ty to explain his thoughts on Creek Side Park. Ty would like to clean up the area near the creek to allow families to explore the waterways. Roy explained residents of Moore Farms tried to clean up the area near their neighborhood but were told by the City of Carrollton that it is protected wetlands and not allowed to be cleared. After contacting Denton   
County to verify who owns the land; part is owned by the City of Carrollton and part doesn’t show an owner. Roy stated we mow and irrigate the area and when a leak occurred the City stated it belonged to The Homestead. Roy would rather we find out owner and get permission to clean the area to avoid breaking Federal law and being fined.

Patty will work on finding the owner of the land.

Roy stated Sunset is very good at responding to our requests for repairs and other concerns. Currently we are under budget for landscaping and have no special projects planned for 2020. We will have to replace some of the trees in the fall or winter. Shonna was asked to contact Sunset regarding increasing plants in the endcaps.

Lori Huntley inquired about the grass and ground cover at Hillside Park. She is concerned the St. Augustine grass that was planted will take over the Bermuda grass and not be as attractive. Roy explained the mud accumulating on the sidewalk was a concern and this was the best solution. Other grass options will be considered.

**Volunteers/Committees**: Jill said nothing has happened with volunteers due to the COVID-19 crisis.

Various social events have been cancelled. Currently the July 4 parade is being planned with 6 feet social distancing.

**Communications**: Kelsey stated the newsletter information has been submitted to FSR. Once it is formatted, it will be sent to the Board for approval.

**Secretary**: Terry stated she will be proof reading the minutes once they are submitted to her for approval.

**HOA Admin:** Patty reported a person was living in the men’s restroom. Carrollton PD verified the area was clear. When Patty tried to check the security cameras, she was unable to see images. CTG Technology is working on a solution to have the camera system connect to Windows 10.

Chicken Salad Chick will be at the Clubhouse parking lot on Saturday May 23 from 2 pm – 3 pm to deliver orders. Information was sent to homeowners today with instructions on how to order.

Fletcher’s Corny Dogs Food Truck will be at Homestead Elementary parking lot on Saturday May 30 from noon – 3 pm.

The flags at Countryside entrance are frayed and need replacing. Patty sent email and pictures to Sunset to have the trees trimmed. Roy motioned the flags at Countryside entrance be replaced after the trees are trimmed. Terry 2nd. All in favor.

Ty Albright presented his annual history lesson for new and existing Board members. The agreements with First Service Residential and HOA Administer and Welcome Packet were sent to Board members to review. Ty explained that 10 years ago the scope of work for the property management and administrator were decided by the Board. The home inspection form was developed to assist homeowners self-regulate their property. This was the result of an overzealous administrator who sent out many violations. Currently the administrator is not paid by the HOA but is paid by Little Red Hen LLC. Little Red Hen has a contract with the HOA to provide an administrator. Roy motioned we keep the current process with Little Ren Hen and the Administrator. Jill 2nd. All in favor. Roy stated it is beneficial to have a homeowner as administrator who has an interest in our neighborhood.

**Old Business/New Business:**

Discussion regarding opening the pool.

Roy contacted the City of Carrollton to verify their regulations for opening pools. The restrictions are a 25% capacity and having monitor on site while the pool is open. He also verified our permit is current. The maximum capacity for the clubhouse is 35 which would allow 8 people to be present. The maximum capacity for the pool is 122 and the kiddie pool is 35 which will allow a total of 39 people to be present.

Signs and sanitation stations were approved by the Board via email to be installed at the pool and Primrose Park. Shonna stated the hand sanitizers are on backorder with Tamrack Solutions.

John stated we will need to pay someone to sit at the pool to monitor. Sarah asked if neighbors could reserve a time at the pool. Roy explained reservations would not work because they could invite more people in and it would not be monitored.

Shonna has checked with FSR’s pool ambassadors for cost and hours of operation. They are paid by the hour, wear uniforms and have a backup if our ambassador is not available.

Eddie asked how this will fit into the current Budget. Roy said there is not a COVID-19 line in the Budget. The monies will have to be taken from other categories.

The Board discussed a possible schedule for the pool to be opened. Sarah pointed out that Farmer’s Almanac is predicting a cooler and rainier summer this year.

John motioned to keep the clubhouse closed until restrictions change. Jill 2nd. All in favor.

John motioned to open the pool this Friday if contract with Pool Ambassadors is in place. Hours Tuesday 9 am – 11 am, Thursday 1 pm – 5 pm, Friday 3 pm – 9 pm, Saturday 12 noon – 9 pm and Sunday 1 pm – 7 pm. All holidays. The Board did not come to an agreement on this and will vote via email once hours are verified.

**Financial Report:**

Roy had nothing to discuss.

**Management Report:**

Shonna reported FSR is working on getting the inspections online. She asked if inspections can be emailed but the Board still wants them mailed. She will be working on additional inspections this week.

Patty adjourned the meeting at 8:51 pm.