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

**September 23, 2019**

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

**7:00pm**

**Board Meeting Minutes**

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

**Others in Attendance**: Shonna Brown of FirstService Residential, Inc., and Ty Albright who was acting in the absence of Patty Cash as the HOA Administrator (Ty prepared these minutes).

Visitors: Homeowners Robert and Grethen Ryan and Carrollton Police Officers: Anthony Kresta and Charles Monroe

**Actions by the Board of Directors. The following actions were moved, second and approved unanimously by the Board of Directors:**

The meeting come to order at 7:05. It was acknowledged that quorum had been achieved.

Board Meeting Minutes from the July 29, 2019 meeting were approved.

The 2020 Budget was approved.

Competitive bids were obtained from 3 vendors for installation of Holiday Lights. The low bid of $2,400 from Zips Lighting (the same company that provided this service last year) was approved and accepted.

Meeting was adjourned at 8:30 pm and all visitors left.

**Details of discussion / New Business**

Homeowner Forum:

Carrollton Police Officers Anthony Kresta and Charles Monroe visited and explained that they are available to assist the Homestead with any issues including the formation of a Crime Watch effort.

They shared that compared to other cities in the DFW area, Carrollton is a safe place to live with lower crime.

The biggest problem our neighborhood has had is car break-ins. They indicated that the best way to minimize property crimes is for homeowners to lock their car doors and remove or hide any belongings from the interior of the car. Anything left in view may encourage a break in.

They also ask that if anyone sees something suspicious please report it. The Police monitor the “Next Door” web site, and other social media posts.

Committee Reports:

ACC requests are being responded to on a timely manner.

Roy discussed landscaping. Our new landscape maintenance company has had a rocky start learning which areas they mow and maintain and which areas they do not mow. The prior landscape company (Bright View) mad an appeal to be kept. They are still owed about $10k in unpaid bills. This will be paid; we are done with them.

Jill had no updates on volunteers.

John recently completed a news letter and had no new updates.

Terry indicated she was working to update the email list to ensure Homeowner communication

Ty presented various issues which HOA Administrator Patty Cash had:

There was a Homeowner inquiry concerning their receiving a violation notice for parking a RV camper in front of their house. It was noted that the City of Carrollton has an ordinance (72.09) that limits trailer parking to a maximum of two (2) hours. It was discussed and agreed that any violations that occur on the public street should be reported to the City of Carrollton for enforcement and that the HOA does not need to be involved. Our deed restrictions do not permit parking on the lot. The City governs parking on the street.

There was an issue with a Homeowner who had a dog in the pool area. The posted rules do not allow dogs. This Homeowner indicated that the dog was a “emotional support” dog so should be allowed. Homeowners Robert and Grethen Ryan train dogs to be service dogs for the blind. They contributed to the discussion and shared details about laws that govern service animals. It was decided that service dogs are allowed in the pool area but emotional support dogs are not. There was no need for a formal rule about this, and anyone in violation should be asked to leave and encouraged to discuss any concerns they have with the Board.

Patty has recently purchased additional kitchen items, organized and stocked the club house kitchen with supplies.

Management Report

Shonna reported on her progress with completing the annual home inspections which is going well and is on schedule.

It was agreed that the annual meeting would occur March 23, 2020.