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

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

**March 6, 2023**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, John Waida, Andrew Avalos, Drew Heffner, Shawn Faghihifar

**Others in Attendance:** Melissa Chestnut-First Service Residential, Patty Cash-HOA Admin

**Homeowners:** Ken and Rhonda Ferlita, Angela Pineda, Rick Weisburg

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

Roy called the meeting to order at 7:00 pm. Quorum has been met.

Andrew motioned the minutes from January 31, 2023 be approved. John second. All in favor.

Patty adjourned the meeting at 7:27.

**Meeting Discussion:**

Andrew motioned the minutes from January 31, 2023 be approved. John second. All in favor.

**Reports:**

**A. ACC:**  Shawn provided an ACC report showing the number of requests, approvals and denials. There have been many requests for street and alley trees.

**B. Landscape:** Mistletoe will be removed by Bartlett this week.

Maude Park electric meter was damaged and removed by Oncor. Sunset has reset the post for the meter. Melissa will follow up with Oncor to have a meter installed.

Sunset has addressed each leak as they arise. Patty stated the leak in front of the clubhouse is the responsibility of the City of Carrollton. Repairs are pending.

**D. Communications:** John reported the newsletter has been approved and Melissa can send it out. John asked the homeowners if they read the online newsletter, and they all stated they read it.

**E. HOA Admin:** Patty reported the following to the Board.

1. Patty has been contacted by a friend of Betty Toews. She will be receiving more historical information and Patty will share the information Mrs. Toews has shared with her. Patty plans on having more Homestead facts in the next newsletter.

2. The water leak in front of the clubhouse has been repaired again. The leak at Branch Hollow and Morning Dove was repaired. The City still needs to repair the street.

**Financials:** Andrew reviewed the financials. Everything is in order. There has been a credit on the water bill. Landscape expenses for the trees planted in the fall were paid in January.

**Business:**

**Homeowner Forum:** Rick Weisburg inquired about the screen required around the generator he wants to install. It was explained that the screen is an enclosure so the generator cannot be seen from the street. This can be accomplished by planting bushes or installing fencing. The enclosure only needs to block the view from the street. Patty reminded him to submit an ACC Request once he decides on the type of screening.

**Annual Meeting:** Melissa stated she has not been able to email the presentation due to the photos. She will remove the photo section from the presentation and email it. Roy and Andrew will add any additional slides.

As of tonight, Melissa has not received any candidacy forms. Patty suggested Roy send an email as Board President to encourage homeowners to run.

**New Business:** Melissa received an email from a homeowner asking if stair rails could be installed in front of the clubhouse. Concerns are the cost of installing and maintaining the railing. The Board discussed it and tabled this topic for now. Residents will be encouraged to enter the clubhouse via the pool gate if they need to avoid the steps.

Patty adjourned the meeting at 7:27.