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

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

**Via Zoom**

**April 19, 2021**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Terry Humphrey, Shawn Faghihifar, Kelsey Purswani, Jill Sparks

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

**Homeowners:** Rusty Nejdl, Ken and Rhonda Ferlita, JD Thomas, Ty Albright

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

Zoom Meeting was called to order at 7:02 by Jill Sparks. It was acknowledged that quorum was achieved.

Terry moved that the Board February and March minutes be approved. Roy seconded. All in favor.

Roy moved approval of the Manly Men event to be scheduled for June 5 with access to the clubhouse free of charge since it is a HOA event. Porter service will clean after the event. Terry 2nd. All in favor.

Roy moved to rescind the offer to match donations for the Hebron High School Marching Band’s trip to the Rose Bowl Parade in January 2022. Jill 2nd. All in favor.

Roy moved to accept the proposal from Dotson Criterum Engineers to complete the Reserve Study at a cost of $2500.00. Kelsey 2nd. All in favor.

Roy moved to accept the bid from Connect Technology Group (CTG) to install time release locks on the restroom's doors for a cost of $2,536.86. Jill 2nd. All in favor.

Roy moved to deny the violation appeal discussed during executive session. Jill 2nd. All in favor.

Roy moved to deny the violation appeal discussed during executive session.

Terry moved the meeting be adjourned at 8:06 pm. Kelsey 2nd. All in favor.

**Homeowner Forum:**

Ty Albright requested use of the clubhouse for a Manly Men event on June 5. He also requested the porter service to clean after the event. Roy moved approval of the Manly Men event to be scheduled for June 5 with access to the clubhouse free of charge since it is a HOA event. Porter service will clean after the event. Terry 2nd. All in favor.

JD Thomas requested use of the clubhouse for a neighborhood night of board games. He said the game is appropriate for families. Patty reminded him he would have to limit the gathering to 35. Rusty suggested using SignUp Genius to have families reserve a spot. Once JD chooses a date and time, he will contact Patty for confirmation.

Ty Albright presented a Homestead HOA history lesson. Documents had been sent to the Board the previous week. Ty gave history of Welcome Packet, inspection process and reason for HOA Admin. If at any time a change is requested to our governing documents, it will take 2/3 of our homeowners to attend an annual meeting and vote.

**Committee Reports:**

**Social:**  Rusty reported the Easter Egg Hunt was a success this year. The following events are scheduled:

1) concert in Primrose Park Saturday April 24 1 – 3 pm

2) Community Garage Sale May 1 at Homestead Elementary parking lot. Sheila Jackson is organizing the event.

3) Summer Kick Off Party May 28. Shari Pallant organizing. To help keep everyone safe, there will be volunteers with gloves on to serve food. All donated food should be prepackaged instead of being brought from home.

4) Manly Men Saturday June 5 at pool and clubhouse

5) July 4 parade and pool party. Rusty will ask Doug North to organize the parade. He still needs a volunteer for the pool party. Patty will check on the permit.

**ACC** –Shawn reported ACC there are 7 outstanding requests. There have been 26 requests submitted since the last meeting. Many requests are regarding landscape.

**Landscaping:** Roy reported that Sunset has been contacted to update the endcaps. The plan has been to add to the endcaps each year. Also getting details on mulch around the trees and getting bids to remove dead bushes. Patty also requested the landscape in front of the clubhouse be addressed.

**Communications**: Next newsletter due to go out May 24. Articles will be due to Kelsey May 12. There will be a small section featuring each a Board member each newsletter. Patty will address ACC request procedures and city regulations for trash pickup.

**HOA Admin:** Patty gave an update on the pool and said it should be ready to open on Friday April 24. She will send an email to Discuss list and have FSR send email also announcing pool opening**.**

Clubhouse rental are increasing We have 2 in April and 1 in July. Roy stated that once rental requests increase the Board can vote by email to increase rentals. Currently rentals are 1 per week to allow for porter service to clean between rentals.

**Old Business:**

Roy moved to rescind the offer to match donations for the Hebron High School Marching Band’s trip to the Rose Bowl Parade in January 2022. Jill 2nd. All in favor.

**New Business:**

Shonna presented the 4 bids for the Reserve Study. After discussion, Roy moved to accept the proposal from Dotson Criterum Engineers to complete the Reserve Study at a cost of $2500.00. Kelsey 2nd. All in favor.

Discussion regarding placing time locks on the restroom doors. The doors would be unlocked from 6 am – 10 pm which are the hours the pool is open. There will be an option for override for clubhouse rentals or other HOA events. Roy moved to accept the bid from Connect Technology Group (CTG) to install time release locks on the restroom's doors for a cost of $2,536.86. Jill 2nd.  All in favor.

Discussion to get bids to install picnic tables under the pergola north of the pool to match the ones by the grill. Jill and Patty will access the area on Friday.

Pool is scheduled to be open on Friday April 23. Patty will send out email to the Discuss list and have First Service Residential email blast.

Discussion regarding installing a volleyball net over the pool. Another option is to install a basketball net poolside. Both ideas were rejected since the cost to maintain is more than our budget will allow. The funds would have to be allocated for these special amenities.

Shonna mentioned the request from a homeowner for maintenance at Primrose Park. The border around the playground needs to be replaced and the mulch/sand under the equipment needs to be updated. Shonna will get pricing and ideas from vendors for materials to be used under the play equipment.

**Financials:** Terry reported that she and Roy have met to get Terry up to speed on the financials. The only issue that needs to be addressed is to move the $5450 from 62450 lights maintenance to 65875 landscape improvements/upgrades.

**Management Report:** n/a

The next Board meeting will be July 19th.

Roy moved the meeting be adjourned at 8:42 pm. Kelsey 2nd . All in favor.