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

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

**Via Zoom**

**August 16, 2021**

**7:00 pm**

**Board Meeting Minutes**

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

**Others in Attendance:** Patty Cash-HOA Admin, Shonna Brown-First Service Residential, Priscilla Chow-Primrose School of Castle Hills

**Homeowners:** Rhonda Ferlita, Eddie Cash, Mark Burrell

**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 was achieved.

Roy moved that the Board July minutes be approved. Terry seconded. All in favor.

Roy motioned that homeowner Joylynn Huynh Ngo can use Primrose Park on Saturday September 18 for a kidsgiving fundraiser. Kelsey 2nd. All in favor.

Roy motioned to accept the bid from Child’s Play for the repairs to Primrose Park playground and the bid from Ideal Turf to install turf on the playground. Jill 2nd. All in favor.

The meeting was adjourned by Roy at 8:11 pm.

**Homeowner Forum:**

Rhonda Ferlitta reported the improvements to her home are progressing. There has been some delay due to ordering delays.

Eddie Cash thanked the Board for their quick response to the drainage and playground repairs at Primrose Park. He said the Board has accomplished a lot this past month.

**Committee Reports:**

**ACC** –Shawn reported ACC there are fewer requests since the last report was 1 month ago. Terry asked what causes a fence to be denied. Patty explained not submitting all the details, i.e. leaving off required lattice work, not providing pictures, etc.

**Landscaping:** Roy updated recent activity with landscape company.

The french drain at primrose park has been installed. There are 4 drains. Shonna will check with the vendor to verify where the water is draining.

We are still having a few sprinkler issues. The sprinklers on Rabbit Run just north of Branch Hollow were damaged by Oncor in the spring causing a leak. If Sunset repairs the damage, we will submit an invoice for reimbursement to Oncor.

The beds containing dead bushes from winter storm have been cleaned up. Due to other expenses, planting replacement bushes will wait until Spring or a decision could be made to leave the beds covered with mulch. The existing trees and bushes have matured so additional plants might not be needed.

**Social:** Jill shared information from Rusty Nejdl.

1)Meet & Greet to be scheduled for the fall.

2) The Fall Festival is the 2nd weekend in November. We still need a volunteer to organize the festival. Rusty has all the notes from previous festivals.

4) Mi Cocina visited Homestead on Friday August 13.

**Communications**: Kelsey requested articles for the newsletter by August 20. Next newsletter due to go out approximately Aug.23. Since we send it digitally, we are able to flex on the date.

**Misc. Community Topics:** Terry had nothing to report.

**HOA Admin:** Patty thanked John Waida and Greg Walker for working on the repair for the flag pole at the Countryside entrance. The rope was frayed and pulley mechanism broken causing the flags to fly incorrectly. They have removed the pole and will install by the end of the week. Cost should only be approximately $100. Patty has already ordered new flags.

Patty thanked Eddie Cash for repairing the men’s restroom door which was not closing correctly. He had to replace and tighten some of the screws.

A new 8 ft. fiberglass ladder has been ordered for the clubhouse. It was time to get rid of the unstable wooden ladder.

A homeowner is asking to use Primrose Park on Saturday September 18 for a kidsgiving fundraiser. They will have a lemonade stand, popcorn stand, and a cookie station. They will set up corn hole and a ring toss for kids to play.

Roy motioned that homeowner Joylynn Huynh Ngo can use Primrose Park on Saturday September 18 for a kidsgiving fundraiser. Kelsey 2nd. All in favor.

**Old Business:**

A) Primrose Park Discussion: Jill spoke with Ideal Turf to clarify some of the details described on their proposal. Roy stated that we could use $9000 of the reserve fund and the rest we should have available. We are ahead of budget for the year with no major repairs anticipated. Terry asked about the landscape beds and the costs for next year. Roy thinks landscape costs will be down so Primrose Park can move forward. Kelsey pointed out the movement of the poles that the swings are on. Shonna will inquire about repairing.

Roy motioned to accept the bid from Child’s Play for the repairs to Primrose Park playground and the bid from Ideal Turf to install turf on the playground. Jill 2nd. All in favor.

B) Pergola repairs at the pool have been completed.

C) Primrose Park drainage was installed on August 14.

D) Pest control costs will be added to the 2022 Budget.

**New Business:**

John Waida submitted a proposal to the Board for corn hole or horse shoe pits in the pool area. Due to other expenditures, this has been tabled for now.

**Financials:** Terry reported after reviewing the financials we are under budget for the year. To accommodate the need to replenish the Reserve Fund, options are being considered to minimize expenses. We will have holiday decorations installed. Eddie asked if we could have homeowners install the lights. This is not recommended due to possibility of injury. Shonna has reached out to new vendors for holiday lights. She will ask about LED lights.

**Management Report:** Shonna stated she will be working with Terry for the 2022 Budget. She has looked at the Reserve Study and will make suggestions for replenishing it. She will have a budget proposal within the next 2 weeks.

Jill asked about additional picnic tables at the pool. Shonna said she will try to add it to the budget if it is a top priority. We might have to delay until 2023.

Shonna’s replacement, Myria Carson, is currently under medical care. Shonna will keep us updated on our new property manager.

The meeting was adjourned by Roy at 8:11 pm.