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

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

**August 23, 2022**

**7:00 pm**

**Board Meeting Minutes**

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

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

**Homeowners:** Greg Walker, Tommy Flobeck, Steven Keller, Ty Albright, George DeHaven

**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 May 31, 2022 be approved. Shawn second. All in favor.

Roy motioned to approve the Dog Pool Party for Oct. 8 and the use of the clubhouse for the Manly Men event on Oct. 22. John 2nd. All in favor.

Andrew motioned to accept the renewal bid from Sunset Landscape Services. Roy seconded. All in favor.

Roy motioned to accept Tamrack’s bid of $1795. Andrew seconded. All in favor.

Patty adjourned the meeting at 8:05 pm.

**The following actions were approved/opposed by the Board of Directors via email:**

Board approved pool pump repair of $2922.75 as a reserve fund expenditure July 5, 2022.

**Meeting Discussion:**

Andrew motioned the minutes from May 31, 2022 be approved. Shawn second. All in favor.

**Homeowner Forum:**

~Steven Keller asked if front yard trees can be planted in the front yard instead of the near the street. He had his street tree die and wants to replace it in his yard. Patty stated the ACC has approved street trees to be placed in the yard. She told Steven to submit his ACC request showing where the tree will be planted, reason for planting in the yard and the type of tree.

~Ty Albright asked the Board for permission to schedule the Annual Dog Pool Party for Saturday October 8 and the Manly Men Event Saturday October 22.

Roy motioned to approve the Dog Pool Party for Oct. 8 and the the use of the clubhouse for the Manly Men event on Oct. 22. John 2nd. All in favor. Patty will contact the pool company regarding closing and shocking the pool on Oct. 8. Patty will also contact porter service to clean the clubhouse on Sunday Oct. 23 before 4pm instead of on Monday.

**Reports:**

**A. ACC:**  Shawn provided an ACC report showing the number of requests, approvals and denials.

**B. Landscape:** Roy stated most of the landscape issues have been in regards to breaks in irrigation system. Sunset has followed up on all breaks.

John asked about the steps that should be taken when there is an irrigation problem. One break occurred on Saturday August 6 and was not turned off until 24 hours later on August 7. Emails were sent to the Discuss list and was finally reported by Rusty Nejdl to FSR Sunday morning. Melissa will check into the communication from the call center to the managers that day. Patty was out of town and did not receive notification until a homeowner contacted her on her personal phone Sunday morning. John stated that Patty can’t be responsible for reporting issues especially when she is out of town.

**C. Volunteers/Committees:** nothing to report

**D. Communications:** John reminded the Board that articles are due by Sept. 30. He thanked Roy and Patty for submitting articles. He encouraged anyone to submit an article.

He asked how much communication we should report to homeowners since there were some homeowners asking why they weren’t notified when the entrance monument at Josey & Countryside was hit. Roy told John he can send out emails on behalf of the Board if no one else is able to send one.

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

1. Comments from clubhouse rental July 23 from a renter. She asked the piano be removed from the clubhouse and furniture replaced. Roy stated the reserve study estimates the furniture to be replaced in 2028. The Board will work with the Budget and try to allocate funds before 2028.
2. Security cameras – went offline after July 4 party. volunteers accidently disconnected
3. Many clubhouse rentals in June & July. Great set of volunteers
4. Support Carrollton PD sign in landscape provided free of charge from Carrollton PD.
5. Shari Pallant offered to paint brown wall a lighter/brighter color at no cost to HOA. She will send her crew when available to paint.
6. Homestead PTA needs to meet at clubhouse Thursday night Aug 25. They will pay for their rental.
7. Vandalism update: All 3 teen who vandalized the women’s and men’s restrooms have been identified by the police. The parents were contacted. The Board agreed not to press charges and to let them pay for the damage and possible community service. The incident is inactive with the police at this time. Patty has spoken to 2 of the parents who said they will be sure their child pays the amount due which is $354.08 per teen. She has left messages for the 3rd parent and has not had a response. Detective Marshall stated that if the restitution is not paid, it will become a police matter again. None of the boys live in The Homestead. The Board requested the boys pick up trash in and around the creek area near Auburn, Countryside and Morning Dove Court. The parents will be responsible for overseeing their task and sending a picture to Patty of the bag of trash they picked up and the area they cleaned. Patty will send a map showing the creek area.
8. The Maude Park sign has been installed. Patty called Mrs. Toews who was very happy to hear about the sign. Patty printed an 8x10 showing a closeup of the sign and a picture from the street which was delivered to Mrs. Toews.
9. Community Garage Sale Oct. 22. Sheila Jackson requested the HOA pay for the permit. I declined since it is not a HOA sponsored event.
10. Cemetery Hill sidewalk update: The City of Carrollton is probably about 2-3 months behind the construction schedule.

**Financials:** Andrew reported that everything is staying close to the budget. The landscape and electric bills have increased. Andrew asked Melissa what company provides our electricity. Melissa will check and report to Andrew. The legal expenses have also increased due to questions and activity by homeowners.

**Business:**

**Privacy Screens:** A homeowner asked Patty about installing a privacy screen. Privacy screens will be treated as any other structure and an ACC request needs to be submitted.

**Common Area Street Trees:** The landscape company will be contacted to provide estimate on replacing missing street trees in the common areas. This will be delayed until November.

**Water usage by contractor at Homestead Elementary:** A contractor connected their hose to the clubhouse to use water to mix concrete for the school playground. The contractor offered to pay for the water. The Board decided it would be difficult to measure the amount used and charge them, so the issue was closed.

**Sunset Landscape Services contract renewal:** The Board reviewed the proposal from Sunset for 2023. The increase is approximately $2/month. The yearly amount is $115,953.96 with a monthly payment of $9,662.83. Andrew motioned to accept the renewal bid from Sunset Landscape Services. Roy seconded. All in favor.

**Entrance Monument Repair:** Melisa provided 2 bids for the repair of the monument damage at Josey and Countryside. The driver’s insurance will pay for the damages. Roy motioned to accept Tamrack’s bid of $1795. Andrew seconded. All in favor.

**First Service Residential contract renewal:** Contract renewal discussion tabled until the September 27, 2022 meeting to allow Board members time to review the document.

Patty adjourned the meeting at 8:05 pm.