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

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

**Via Zoom**

**February 22, 2021**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Terry Humphrey, John Waida, Kelsey Purswani

**Others in Attendance:** Patty Cash-HOA Admin,

**Homeowners:** Justine and Shawn Faghihifar, Ken and Rhonda Ferlitta

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

Zoom Meeting was called to order at 7:06 by Roy Atwood. It was acknowledged that quorum had been achieved.

Roy motioned the December Board Minutes be approved. Terry second. All in favor.

Roy motioned for the HOA not to issue violations for temporary storage units stored on homeowner’s driveway for 45 days. After 45 days, the homeowner needs to update the HOA on the progress. John 2nd. All in favor.

Terry motioned to approve the additional $3800 for Robert’s Pool Service to replace the wading area with mini pebble in the kiddie pool to match the entrance into the main pool. Roy 2nd. All in favor.

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

**Approvals by the Board of Directors via email:**

Approval was given by the Board for Mich Rampy to repair men’s restroom stall at a cost of $761.31

**Committee Reports:**

**ACC** –John reported ACC there are 2 outstanding requests. There have been 12 requests submitted since January 25.

**Landscaping:** Discussion regarding the alley tree behind Mrs. Toews house. Roy isn’t sure if the tree is HOA responsibility or the homeowners. The tree is split at the base and full of mistletoe. John was concerned we would spend the money on removing the mistletoe and still have to pay to have the tree removed if it doesn’t survive. Chuck from Sunset Landscape suggested removing the tree before it falls. Patty will contact Mrs. Toews to discuss.

**Communications**: Kelsey stated the newsletter was email to residents last week. Next newsletter due to go out May 24. Articles will be due to Kelsey May 10.

 **Secretary**: Terry had nothing new to report.

**HOA Admin:** Patty reported the pipes at the clubhouse are fine. Nothing froze during the snowstorm.

Discussion regarding temporary storage units (PODS) on homeowner's property after damage to homes due to water pipes breaking.

Roy motioned for the HOA not to issue violations for temporary storage units stored on homeowner’s driveway for 45 days. After 45 days, the homeowner needs to update the HOA on the progress. John 2nd. All in favor.

**Old Business:**

Due to the winter storm, the Primrose Park Lighting project is delayed. The lighting will be installed March 4.

The original estimate from Robert’s Pool Service did not include replacing the pebble in the wading area in the kiddie pool. After feedback from homeowners for a smoother surface, Robert’s additional estimate for replacing this area is $3800.

Terry motioned to approve the additional $3800 for Robert’s Pool Service to replace the wading area with mini pebble in the kiddie pool to match the entrance into the main pool. Roy 2nd. All in favor.

**New Business:**

Review of the slides for annual presentation. Patty will send edits to Shonna. Roy will send Shonna the updated financials.

John requested a doggie station be installed on the west side of the Morning Glory esplanade at Cemetery Hill. Patty will have Shonna request an estimate.

John updated on the horseshoe pit for the pool area. John and Jim Yauch are working on a design and verifying the cost. He will submit details once they have a plan.

**Financials:** Roy reported we are on budget for the year although a little over on landscape due to irrigation repairs.

**Management Report:** n/a

The next meeting will be the Annual Meeting on March 10 via zoom.

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