



The Homestead at Carrollton

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2024 Annual Meeting Minutes

March 19, 2024

Attendees:

Board Members: Roy Atwood President, Andrew Avalos Treasurer, Drew Heffner Secretary, Shawn Faghihifar, Director, Shari Pallant, Director

FirstService Residential: Melissa Chestnut and Nya Robinson

HOA Administrator: Patty Cash

Homeowners in attendance and proxies received: 88

I. The meeting was called to order at 7:05 pm by President Roy Atwood.

Quorum was not met at the 30% needed to continue. Roy Atwood adjourned the meeting at 7:06 PM.

The second meeting was called to order by Roy Atwood at 7:07 pm. Quorum was met with a minimum of 15% of homeowners present or turned in proxy.

In accordance with the Bylaws, Notice of the Meeting was mailed on January 24, 2024 to all owners on record.

II. 2023 Annual Meeting minutes were motioned to be approved by Tim Green and 2nd by Susan Waida. All in favor. Roy stated that the annual meeting minutes will be posted as a draft

on our website until approved at the following year's meeting. The 2023 minutes are on the website now as a draft and since approved the final version will be posted.

Roy welcomed everyone. He introduced himself and the Board of Directors. Andrew Avalos Treasurer, Drew Heffner Secretary, Shari Pallant director, Shawn Faghihifar director.

III. Roy Atwood reviewed the 2023 Board Accomplishments.

- The newsletter is published 4 times a year and sent via email to the residents.
- At the request of a homeowner, a handrail was installed in front of the clubhouse.
- Currently a new water fountain with bottle refill option is being installed at the pool. Shari Pallant donated her time to assist with the installation.
- We have operated within our budget and have begun to replenish our reserve fund.
- On going projects are pool repairs, tree trimming, irrigation repairs and landscaping.
- Our delinquencies are low due to the Board staying abreast of them. Our counsel has been instructed to be diligent with following up with delinquencies.

Andrew Avalos presented the **financial review**.

Andrew reported we are within our operating budget. With the dues increase this year, we will see the Reserve Fund be replenished. Our reserve fund is needed to handle large expenses such as the replastering of the pool. A capital reserve study was done 4 years ago and supplied us with a financial plan to be able to cover the cost of improvements. Inflation and expenses has depleted the reserve fund.

A question was asked about the administrative fees. These costs include a small raise for our HOA Admin, insurance costs, bank fees, annual rev/tax return, management fee, phone for HOA Admin, delinquency processing fees, legal fees, newsletter, and other mailings.

Our reserve fund will be replenished to help pay for pool repairs, fences around our property, landscape and trees.

A question was asked about the retaining wall on Quincy. It was recommended the homeowner send an email to the Admin so this issue can be addressed. As with any concern, homeowners should send an email to either the Admin or our community manager.

Roy added that keeping the reserve fund fully funded will eliminate the need for an additional assessment. Andrew indicated that he added 10% to the future cost plan due to inflation.

Roy shared the information regarding a request for a pickleball court. The homeowners who presented the idea to the Board were informed that a solution for funding it, maintaining it, lights so not to shine in neighbor's homes, noise concern and the overall construction of the court. There is much to be considered before beginning a major project.

Shawn provided an overview of the **ACC process**. He stated the ACC usually answers requests within 2 weeks. He reminded homeowners a request is required to be submitted when a change to the exterior changes to the property is to occur. This includes painting, roofs, windows and landscape. Fences, landscape, and windows are very popular items to be updated. He thanked the team for volunteering. Since the team is volunteers, please be patient while waiting for an answer. Due to the volunteers' schedules, ACC requests cannot be expedited.

Shari presented the **Social Events**. She gave an overview of each event and shared pictures from them.

Events for 2024 include:

- New Homeowner Meet & Greets – usually once a quarter
- New Year's Day – Polar Bear Plunge – Ty Albright
- Easter Egg Hunt – Shari Pallant
- Golf Tournament – John Waida
- After Golf Tournament - Party – John Waida
- Pool Kickoff Party – Shari Pallant
- July 4th Parade & Pool Party – open
- Doggie Day at the Pool – Ty Albright
- Fall Festival – Allyson Stewart
- Manly Men Party – open

Shari stated we need volunteers to help all these events be successful.

Roy explained the **Discuss list** and how to subscribe. It is a great way to communicate with neighbors regarding lost pets, free items, items for sale and general questions. There is separate email list to receive notices from First Service Residential.

Roy introduced Melissa Chestnut our Property Manager at First Service Residential and Patty Cash the HOA Administrator. He shared their contact information.

IV. Melissa explained the **Board Elections** There are 3 open Board positions available. Three candidates turned in their application which is in your packet. One additional write in, Benny George, turned in his application tonight. Each of the candidates introduced themselves. They include Andrew Avalos, Allyson Stewart, Dorothy (Dottie) Turner and Benny George.

Ballots were collected. While the ballots were being counted, Roy gave a review of the Board and its history.

V. Open Forum

A homeowner asked if we keep track of homes that are for lease. Roy stated that we don't have a way to track that information.

A question was asked about parking additional vehicles on the street. Roy said the city of Carrollton controls the streets and parking restrictions.

VI. Election Results: Melissa thanked Roy and Drew for their service to the Board. She announced the elected Board members are Andrew Avalos, Dorothy Turner, and Allyson Stewart.

VII. Adjourn

Andrew Avalos motioned to adjourn the meeting. Shari Pallant 2nd. All in favor.