  
 The Homestead at Carrollton

14951 N. Dallas Pkwy, Suite 600 | Dallas, TX 75254

telephone (877) 378-2388 facsimile (214) 889-9980

2023 Annual Meeting Minutes

March 30, 2023

Attendees:

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

FirstService Residential: Melissa Chestnut

HOA Administrator Patty Cash

Metrocrest Services Guest Speaker: Melanie Meijering, Director or Homeless Resources

Homeowners in attendance and proxies: 88

**I. Meeting was called to order** at 7:04 PM by President Roy Atwood.

Quorum was not met at the 30% needed to continue. Roy Atwood adjourned the meeting at 7:05 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 March 3, 2023, and emailed to all owners on record on March 9, 2023.

**II. 2022Annual Meeting minutes** were motioned to be approved by Rusty Nejdl and 2nd by Tim Green. All in favor.

Roy Atwood welcomed everyone. He introduced himself and the Board members in attendance.

**III.** Roy reviewed the **2022 Board Accomplishments**.

~The quarterly newsletters are being mailed to homeowners.

~The Maude Park sign was installed to honor Maude Davis, Mrs. Toews mother, who originally owned the land.

~Primrose Park sign was updated.

~Trees in the neighborhood were replaced as needed and mistletoe removed. The original design of the neighborhood was to have a unique approach and design by having many trees planted in common areas and on resident’s property.

~Ivy Lane island updated and repaired with more soil, sod and irrigation repairs.

~The pool pergolas were repaired. This was indicated in the Reserve Study done in 2021

~Other general repairs in the neighborhood such as the wall on Rabbit Run and Standridge.

~The restrooms were vandalized, and once Patty found the video on the security cameras, this was reported to the Carrollton Police. With the help of Hebron’s SRO, the teen boys were identified. Instead of pressing charges, the Board requested the families pay for the damage, which was collected, and repairs completed.

~Audit of the books was completed, and all was correct.

**Delinquencies:** We are in excellent shape regarding delinquencies thanks to good homeowners and First Service Residential staying on top of the situation. One homeowner is going to foreclosure.

**Financial Review:** Andrew Avalos presented a review of the financials. Andrew compared the financials from 2020, 2021 and 2022. We are lower in revenue due to less violation fines and delinquencies. The Reserve Fund is set up to help with major expenditures. The Reserve Fund was used recently for the pool replaster. To be fully funded, we should be depositing $70,000/year. In 2022 we were below that amount due to an increase in other expenditures. Many of our vendor costs increased in 2022. Due to the shortfall, the Board proposed a need for approximately a 10% increase beginning in 2024. Discussion continued regarding the reserve fund, dues increase and our assets.

Andrew and Melissa reminded residents the Budgets are available on our website homesteadatcarrollton.com. The Budgets and the Reserve Study are available on the First Service Residential portal, https://homesteadatcarrollton.connectresident.com/.

Shawn provided an overview of the **ACC process**. 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. Please wait for approval before beginning your project. Once a request is approved, the project should be completed within 90 days. Since the team is volunteers, please be patient while waiting for an answer. Due to the volunteers’ schedules, ACC requests cannot be expedited. He thanked the team for volunteering.

Rusty presented the **Social Events**. Rusty announced he is stepping down as Social Chair and Shari Pallant will be replacing him.

Events for 2023 include:

•New Homeowner Meet & Greets - Rusty and Sarah Nejdl

•New Year’s Day – Polar Bear Plunge – Ty Albright

•Easter Egg Hunt – Shari Pallant

•Golf Tournament – John Waida

•After Golf Tournament - Party – John Waida

•Summer Kickoff Party – Shari Pallant

•July 4th Parade & Pool Party – Shari Pallant

•Last Day of Summer Pool Party – open/new event

•National Night Out – open

•Doggie Day at the Pool – Ty Albright

•Fall Festival – open

Pictures with Santa – Shari Pallant

•Manly Men Party – open

Rusty 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.

Roy introduced Melissa Chestnut, our Property Manager at First Service Residential, and Patty Cash the HOA Administrator. He explained how they communicate and share emails and questions from homeowners so contact either one for assistance.

**IV. Board Elections** were announced by Melissa Chestnut. There were two open positions and only two candidates who submitted applications. Melissa introduced the candidates on the ballot-Shawn Faghihifar and Shari Pallant. Shawn and Shari spoke as to why they wanted to serve on the Board. There were no nominations from the floor.

Rusty Nejdl motioned the nominations be closed. Andrew Avalos 2nd. All in favor.

Rich Phillips motioned the candidates be elected by acclamation. Diane Albright 2nd. All in favor.

**V. Guest Speaker:** Eddie Cash introduced Melanie Meijering from Metrocrest Services. Eddie explained how he became involved in the homeless initiative to assist our unsheltered neighbors. Melanie shared the numbers and details of the homeless population in the Metrocrest service area. She explained the numbers are higher than people realize. A Point in Time (PIT) count was done in January which identified more of our homeless population. Melanie gave examples of how the team has worked with some of our unsheltered neighbors to find shelter, connect with family and acquire new ID cards. The most recent opportuntiy for volunteers is to assist with weekly showers at North Dallas Family Church each Friday from 10 am – 2pm.

**VI. Open Forum:**

Tim Green, ACC member, thanked Patty for coordinating all the ACC requests from homeowners.

A homeowner from the Community Garden stated some of the food grown in the garden is donated to Metrocrest Services.

Rich Gregor reminded everyone of Christmas caroling at the clubhouse the Thursday before Christmas.

Roy thanked the ACC for maintaining the look of the neighborhood. Due to their service, our neighborhood is very popular with people looking for a new home.

Roy adjourned the meeting at 8:40 pm.