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

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

**September 26, 2023**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Shari Pallant, Shawn Faghihifar, Andrew Avalos, Drew Heffner

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

**Homeowners:** Ed Rossol

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

Drew motioned the June 27, 2023, Board Minutes be approved. Andrew second. All in favor.

Roy motioned to spend up to $1000 for a single handrail in front of the clubhouse. Design to be determined. Drew 2nd. All in favor.

Andrew motioned to waive the fine for 1820 Morning Glory from a missing tree violation. Roy 2nd. All in favor.

Roy motioned to waive the fine for 1602 Morning Dove Court for fence replacement. Andrew 2nd. All in favor

Andrew motioned to approve the proposal for Twin Oaks to trim the trees in the common areas in December. Shari 2nd. All in favor.

Andrew motioned to renew the contract with Robert’s Pool Service. Roy 2nd. All in favor.

Andrew motioned to approve the contract with Sunset Landscape for 2024. Shari 2nd. All in favor.

Andrew motioned to approve the $75 business plan and iPhone 14 from AT&T. Shari 2nd. All in favor.

Andrew motioned that the 2024 Budget be approved as written. Drew 2nd. All in favor.

Roy adjourned the meeting at 8:14 pm.

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

On August 18, 2023, the Board approved repair proposal for the 4 leaks located at the kiddie pool for a total of $3,123.01. Andrew motioned to accept. Roy 2nd. All in favor.

**Meeting Discussion**

The meeting was called to order at 7:04 PM by Roy Atwood. Quorum has been met.

Drew motioned the June 27, 2023, Board Minutes be approved. Andrew second. All in favor.

**Clubhouse Handrail:** Ed Rossol requested a handrail to be installed in front of the clubhouse. Roy motioned to spend up to $1000 for a single handrail. Design to be determined. Drew 2nd. All in favor.

**Homeowner Hearings:**

1. The violation for the missing tree has been corrected and the violation closed. The homeowner requested the fine be waived. Andrew motioned to waive the fine for 1820 Morning Glory from a missing tree violation. Roy 2nd. All in favor.
2. The violation for the fence has been corrected and the violation closed. The homeowner submitted an ACC request which was approved. Roy motioned to waive the fine for 1602 Morning Dove Court for fence replacement. Andrew 2nd. All in favor.

**Primrose Park Concerns:** Request from resident to add lighting to the gazebo at Primrose Park. The original design was not to light the gazebo to minimize the amount of light so not to disturb neighbors around the park. Andrew suggested Melissa contact the vendor for lighting recommendations

**Committee Reports:**

**ACC** –Shawn reported the number of requests since June 2023. 

**Landscaping:** Roy reported the Ivy Lane island will be seeded as previously approved. A homeowner was concerned about the lack of irrigation on the north side of Beaver Creek. Since no one uses that area, the Board decided 2 years ago not to irrigate that section. The Board will reconsider irrigation next summer for the north side of Beaver Creek. Andrew motioned to approve the proposal for Twin Oaks to trim the trees in the common areas in December. Shari 2nd. All in favor. Melissa will schedule the work to be done.

**Communications:** Drew stated the newsletter has been sent out. Patty has added it to the website and will deliver a copy to Mrs. Toews.

**HOA Admin:** Patty reportedclubhouse rentals have been going well. A huge thank you to the 4 clubhouse volunteers who stepped up while I was busy with my dad. Thank You's to: Drew Heffner for changing AC filters and repairing pool table; Eddie Cash for maintaining the new clock for the pool area; Shawn Faghihifar for repairing the coffee table in the clubhouse.

Security has been quiet. No issues lately.

**Financial Report:** Shari inquired about the social budget. Melissa shared details for Fall Festival. Patty will email Shari the information she has regarding past events. Shari stated Dan Huntley would like a background for Pictures with Santa. The total social budget is $5000.

Discussion of 2024 Budget. There will be 10% dues increase in 2024 as announced at the 2023 Annual Meeting. Melissa is estimating a 20% in insurance cost. The HOA Admin rate will increase to $40/hour. Andrew motioned that the 2024 Budget be approved as written. Drew 2nd. All in favor.

**Business Items:**

1. **Pool Contract Renewal:** Andrew motioned to renew the contract with Robert’s Pool Service. Roy 2nd. All in favor.
2. **Holiday Decorations:** No changes in vendor for 2023.
3. **Landscape Contract Renewal:** Andrew motioned to approve the contract with Sunset Landscape for 2024. Shari 2nd. All in favor.
4. **Admin Cell Phone:** With a new business contract and a new iPhone 14 for HOA Admin, the total for the month will be approximately $150/month. Andrew motioned to approve the $75 business plan and iPhone 14 from AT&T. Shari 2nd. All in favor. Melissa and Patty will meet at AT&T to update the contract and the phone.

Roy adjourned the meeting at 8:14 pm.