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

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

**January 27, 2020**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Jill Sparks, Terry Humphrey, Jose Mora, Roy Atwood, John Waida

**Others in Attendance**. Shonna Brown-First Service Residential, Patty Cash-HOA Admin,

Rusty Nejdl-Social Committee, Carrollton Police Officers Chuck Monroe and John Schroeder

**Homeowners:** Angela Avery

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

Meeting was called to order at 7:01 PM by Jill Sparks.

Roy motioned the October Board Minutes be approved. Jill second. All in favor.

Roy motioned that Sunset Landscape be hired to trim the trees and remove the mistletoe from trees. Jill seconded. All in favor.

Terry motioned that only a tax prep and not a tax audit be completed for 2019. Roy 2nd. All in favor.

Roy motioned that the HOA will agree to match gift donations to HHS Band up to $2500. Jill second. All in favor.

Patty adjourned the meeting at 8:40 pm.

**Email votes:**

Board approved a $50 Visa Gift Card as a thank you for his assistance in helping to set up the new Admin laptop

Board approved an increase to the budget (not from the social budget, it is already allocated but a new $250 from somewhere else) for Fall Festival to cover vendors for this year.

Board approved to contribute a cake (or a bunch of sheet cake) and some balloons to celebrate Homestead’s 20th Anniversary during the Fall Festival.

**Homeowner Forum:**

Officers Monroe and Schroeder discussed crime in The Homestead and gave pointers to deter car thieves. Our neighborhood is a quiet neighborhood with most crimes being reported are missing/stolen packages. Harsher penalties are being enforced for those stealing packages. The officers encouraged homeowners to register their cameras to assist Carrollton PD in catching criminals.

Officers left the meeting at 7:12 pm.

**Committee Reports:**

**ACC** –Jose reported all requests are up to date.

**Social Committee:** Rusty Nejdl reported there are 11 social events planned this year. He thanked the board for the $4500 social budget. Photos with Santa was well attended and plans for it to be an annual event. The Polar Bear Plunge on January 1 was successful and pool was cold! He stated he still needs volunteers especially for the National Night Out in October.

Rusty left the meeting at 7:26 pm.

**Landscaping:** Roy explained it was time to have the trees trimmed and mistletoe removed from the trees. The mistletoe can damage and kill trees. By raising the canopies on the trees will help the grass to grow better.

Discussion regarding which company to provide tree trimming service.

Roy motioned that Sunset Landscape be hired to trim the trees and remove the mistletoe from trees. Jill seconded. All in favor.

Discussion regarding mowing on Morning Glory. Board not in favor of allowing homeowners to opt out of the mowing for the following reasons:

* 1. HOA dues on lots are set
  2. Difficulty for Sunset to skip homes

Any complaints regarding the mowing should be set to either HOA Admin or Property Manager and Sunset will be contacted.

When the Board raised dues a few years ago, a study was done to split the cost of dues and mowing. It was determined the differential was less than if homeowners were charged separately.

**Volunteers/Committees**: Jill has a few people considering running for the Board.

**Communications**: John reminded everyone the Newsletter deadline is Feb 3. Discussion having a drawing for a gift card for anyone bringing newsletter or ticket from newsletter to the Annual Meeting. Patty will have 40 extra newsletters printed to have at the annual meeting.

**Misc.**: Terry requested her position be misc. rather than violations. Shonna and Patty handle the violations.

**HOA Admin:** Patty reported success with the new laptop and Rusty received $50 VISA gift card as a thank you.

Patty will have to purchase PDF software since the Adobe on the old laptop could not be transferred.

Clubhouse rentals are down. Only 1 in each December and January. Patty will write an article for newsletter about renting the clubhouse.

Meet & Greet is Thursday night. Asked Board if any can attend.

Thank you John Waida and Eddie Cash for hanging the picture above the fireplace.

**Old Business/New Business:**

**2019 Tax Prep vs. Tax Audit:** Board discussed a tax prep vs. tax audit for 2019. FSR handles our accounting so no need to do an audit each year.

Terry motioned that only a tax prep and not a tax audit be completed for 2019. Roy 2nd. All in favor.

**2020 Annual Meeting:** Roy will present financials at annual meeting. Shonna will organize slide presentation. Patty will ask Tim Green to present information regarding ACC. Jill will present president’s report. Patty will contact our Carrollton Police Officers and have them present regarding crime and helpful hints to homeowners.

**Click Pay:** Discussion about how Click Pay works and how to help homeowners use it. Terry will present a slide at annual meeting.

**Golf Tournament:** The Golf Tournament is April 25 and after Golf Tournament Party/Cook out is May 2. Budget is $500.

Jose left the meeting at 8 pm.

John requested help from HOA for the Hebron High School Band to raise funds for their trip to Pasadena for the Rose Bowl parade on January 1, 2021. Since our neighborhood supports our schools, the Board agreed to have donation buckets at HOA events this year.

Roy motioned that the HOA will agree to match gift donations to HHS Band up to $2500. Jill second. All in favor.

**Financial Report:**

Roy reported the end of the year financials look good. Revenue from fines was up 4.7% and expenditures were only over by 1.1%

**Management Report:**

Shonna reported all projects have been completed on time. Overall, the Board had a very good year.

Board does not plan on a meeting in February unless necessary. Any discussions regarding annual meeting or other issues will be handled through email.

Patty adjourned the meeting at 8:40 pm.