

# Homestead at Carrollton Annual Meeting



March 28, 2011 – Homestead Elementary School

# Welcome!

- ▣ Board – 5 Elected/Appointed Positions with 2-Year Terms
  - President: Kathy Vargo (elected '09) -- **Position now open**
  - First VP: Ty Albright (appointed '10) -- **Position now open**
  - First VP: David Gatz (completing 2<sup>nd</sup> year of Erin Pottebaum's two-year in starting March 2011)
  - Secretary/VP Communications: Charles LaFleur (appointed '10)
  - Treasurer: Rusty NejdI (appointed '11)
- ▣ Past Board Members
  - Thanks to Kevin Engle and Mike Gray for their service
- ▣ HOA Administrator: Karen Rayl Bassham
- ▣ RealManage
  - Duane McPherson
  - Elma Vazquez
  - Shannon McLaughlin

# Agenda

- Call to order, verify notice of meeting and establish quorum
- Approval of minutes from 2010 meeting
- Motion to move excess funds to Reserve Account
- Board Report
- Election of Board of Directors
  - Ed Skelton
  - Nominations from the Floor
  - Close Nominations
  - Q & A for candidates
  - Casting of Ballots
- Election Results
- Adjournment
- Questions and Answers

# Board Report

## Major Happenings in the Last Year...

- Hired Karen Rayl Bassham as new HOA Administrator
- Replaced landscaping/irrigation vendor
- Planned and completed Phase I of landscape rejuvenation plan
- Replaced pool pump unit after freeze damage
- Reviewed and made changes to ACC process to ensure timely decisions are communicated to residents
- Announced new fining policy
- Planned and executed 7 community-wide events

# Board Report

## Thank You to Committee Chairs and Volunteers

### Committees

- Architectural Control: David Gatz, Gary Carpenter & Sheila Jackson
- Clubhouse: Diane Albright
- Newsletter: Mary Ferron
- Landscape: Rusty Nejdli, Bob and Kay O'Brien, Ty Albright
- Dinner Club: Michelle & Gary Fesenbek
- Social: Open
- Crime Watch: Open

### A special thanks:

- Beckye Brown for coordinating our web site
- Bobby Wrenn for continuing to provide our neighborhood discuss forum.

Thanks to Boy Scout Troop 114  
for your help in collecting proxies

**Good job!**

# Board Report

## Social Events in the Last Year...

Thank you to the following people for organizing social events last year:

- Easter Egg Hunt – Miriam Walker and Cathy Turner
- Golf Tournament - John Waida
- Pool Opening Party – Board of Directors
- Homestead Elementary 5<sup>th</sup> Grade Pool Party – Diane Albright
- 4<sup>th</sup> of July Parade – Kathy Vargo, Beckye Brown, Sarah & Rusty Nejd, Caroline Kazmierski
- National Night Out – Laura Bush
- Fall Festival – Katie Bangert

# 2011 Social Events

- **Annual Meeting for Residents**      **Monday, March 28**
- **Easter Egg Hunt**      **April**
- **Pool Opening Picnic**      **May**
- **July 4<sup>th</sup> Parade and Picnic**      **July**
- **Neighborhood Night Out**      **August**
- **Labor Day Party/Picnic**      **September**
- **Fall Festival**      **October/November**
- **Holiday Reception**      **December**

**We Need Volunteers!**



# Other community activities

- **Soup & Salad Women's Luncheon (quarterly)**
- **Manly Men Event (as scheduled)**
- **Dinner Club (monthly)**
- **Book Club (monthly)**
- **Pokeno (monthly)**
- **Bunco (monthly)**
- **Tiny Tots Play Group (monthly)**
- **Spring Women's Bible Study (as scheduled)**
- **Neighborhood Garage Sale (as scheduled)**
- **Homestead Health Club (8-week program)**

Registration information available on neighborhood website:  
[www.boatown.com/HomesteadatCarrollton](http://www.boatown.com/HomesteadatCarrollton)

# 2011 – 2012 Goals

- ▣ Welcome Package for New Residents – Guidance to become connected in neighborhood, restrictions, ACC process
- ▣ Easy summarization of DCCRs and Bylaws for homeowners
- ▣ Reserve Study Analysis – Modify estimates based on current market realities
- ▣ Social activities – Recruit volunteers to encourage friendly neighborhood cooperation
- ▣ Processes – HOA Administrator reviews current processes and makes suggestions to improve.

# Landscape Rejuvenation

- ▣ Phase I (completed): removal/replacement of dead/weak trees and shrubs, tree trimming, prep. for spring planting.
- ▣ Phase II (Spring 2011): Perennial planting (lowering need for new seasonal color)
- ▣ Phase III (Fall 2011): Daffodils for ongoing spring color.
- ▣ Includes:
  - ▣ 32 trees
  - ▣ 164 roses
  - ▣ 24 Crape Myrtles
  - ▣ 44 shrubs
  - ▣ 2,057 perennial plants
  - ▣ 4,815 Daffodil bulbs
- ▣ Estimated annual cost savings = \$18,000 to \$24,000.



# Board Report

## Resident Communications

- ▣ HOA Administrator – Karen Rayl Bassham, [HomesteadatCarrollton@gmail.com](mailto:HomesteadatCarrollton@gmail.com)
- ▣ Open board and ACC meetings
- ▣ Neighborhood News – Bi-monthly Newsletter, Mary Ferron, Editor
- ▣ Community Web Site – Beckye Brown, Content Manager  
[www.HomesteadatCarrollton.com](http://www.HomesteadatCarrollton.com)
- ▣ RealManage Web Site – Management Company web site [www.realmanage.com](http://www.realmanage.com) – Resident Portal
- ▣ Discuss List – Bobby Wren, host
  - Open e-mail discussion forum on neighborhood issues (independent of HOA)
  - Request access to [hsdiscuss-owner@geekthink.com](mailto:hsdiscuss-owner@geekthink.com) or [bobby@wrennest.com](mailto:bobby@wrennest.com)

# Board Report

## HOA Administrator and Real Manage

**Karen Rayl Bassham,  
HOA Administrator**

**RealManage**

**▣ Contact with general questions**

- ▣ Community activities
- ▣ Board actions
- ▣ Restrictions information
- ▣ Annual meeting
- ▣ Neighborhood issues
- ▣ Response from RealManage

**▣ Email:** [HomesteadatCarrollton@gmail.com](mailto:HomesteadatCarrollton@gmail.com)

**▣ Call:** 972-261-9841

**▣ Refrigerator Magnet available**

**▣ Job description available on website**

**▣ Contact for**

- ▣ ACC Requests
- ▣ Closing Documents
- ▣ Quarterly Assessment Payments
- ▣ Violation Notices
- ▣ Document Archive
- ▣ Pool Access

**▣ Resident Portal** at [www.realmanage.com](http://www.realmanage.com)

**▣ Email:** [Service@RealManage.com](mailto:Service@RealManage.com)

**▣ Call:** 866-473-2573

# Homestead at Carrollton Website

[www.HomesteadatCarrollton.com](http://www.HomesteadatCarrollton.com)

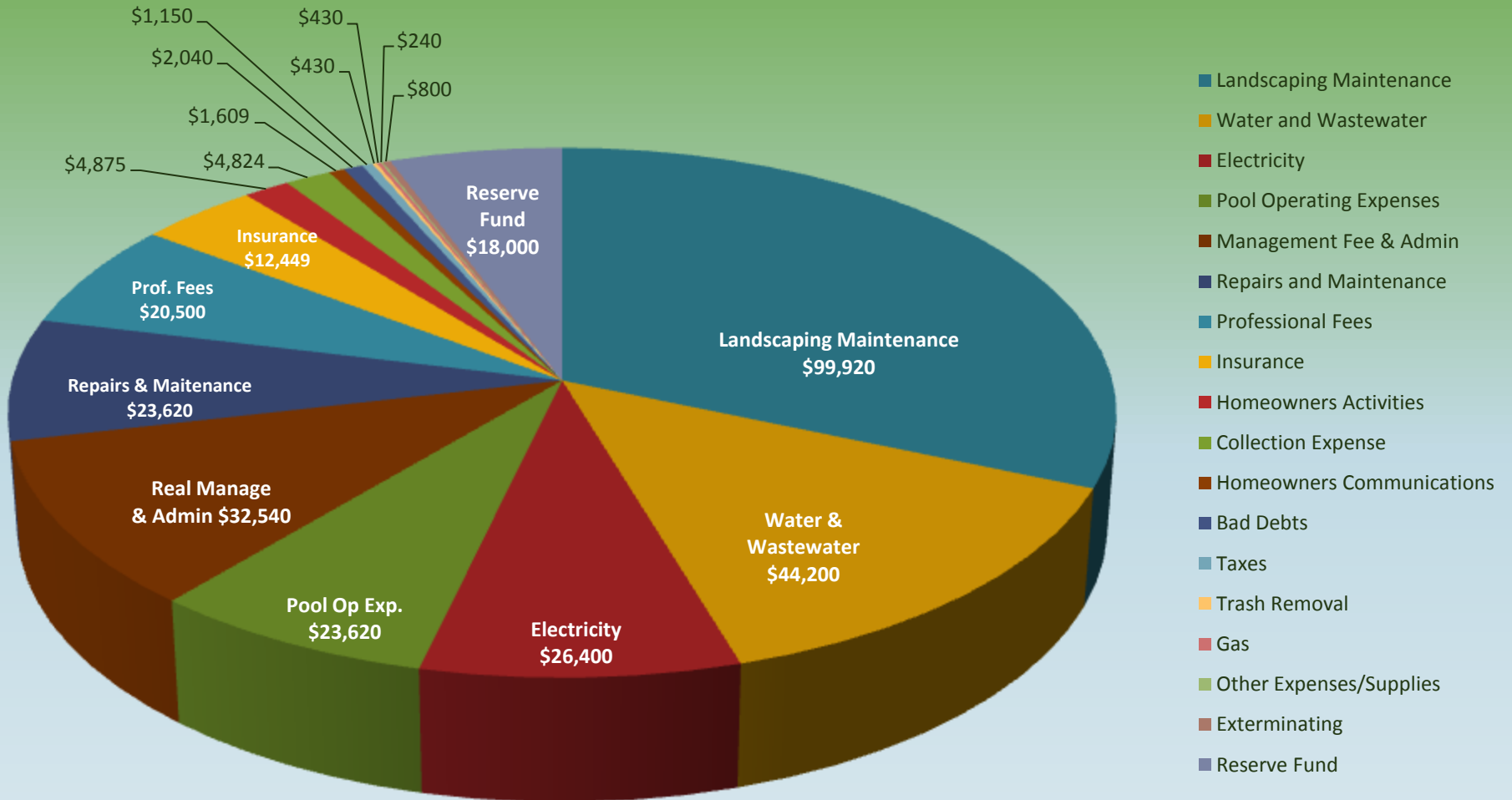
- Announcements
- Social event information
- Board meeting minutes
- Budget/financial information
- Board/committee listings
- Documents (DCCRs, Pattern Book, Bylaws)
- Forms: ACC request, Proxy, Pool Waiver, etc.
- Q&A

# Board Report

## Architectural Control Committee (ACC)

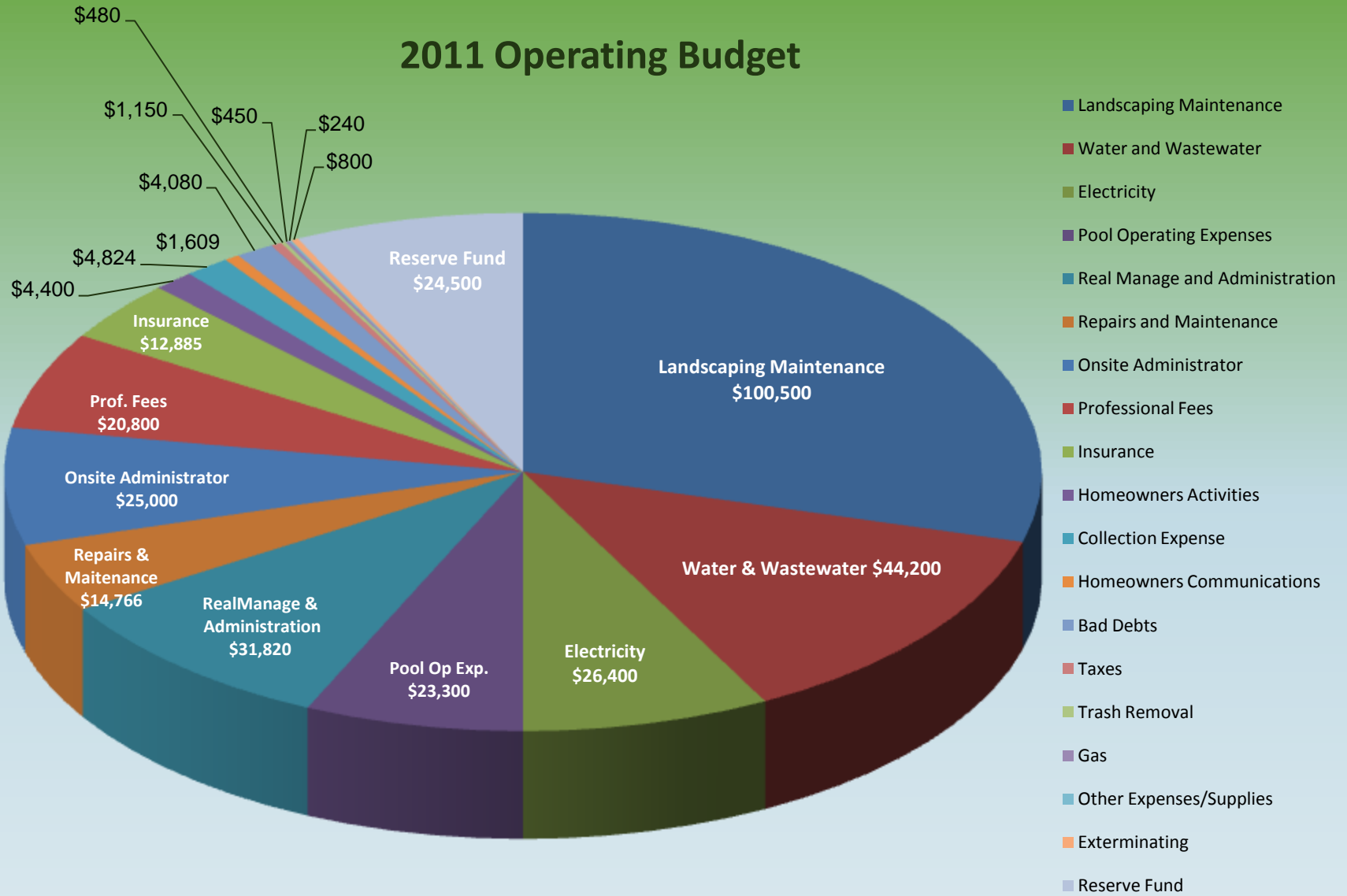
- ▣ An ACC Form is required for exterior changes and is the best way to ensure your money is spent on projects that comply with our *Declaration of Covenants, Conditions and Restrictions* (DCCRs -- available at [www.homesteadatcarrollton.com](http://www.homesteadatcarrollton.com))
  - Exterior Painting
  - Fencing (new and replacement)
  - Roof Replacement/Repair
  - Swimming Pools/Spas
  - Landscape Changes
- ▣ ACC meets most Monday nights in the Clubhouse – residents welcome.
- ▣ ACC contacts residents for clarification and to communicate approval or disapproval for request.
- ▣ ACC and HOA track processing time to ensure timely responses (30 days).
- ▣ Forms available on website or through HOA Administrator

# 2010 Operating Budget



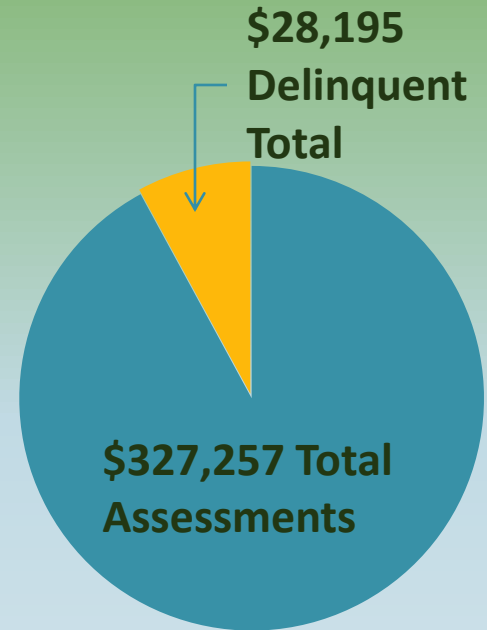
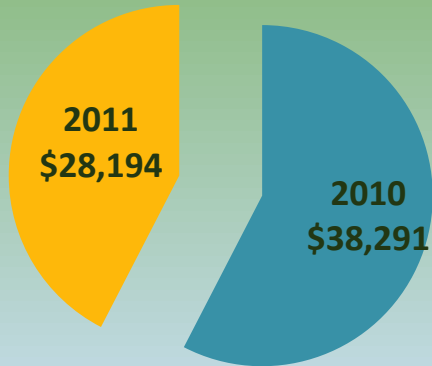


# 2011 Operating Budget

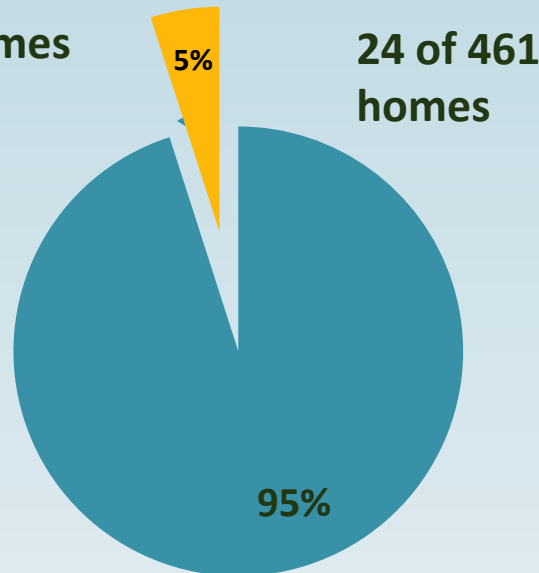


# Current Delinquency Analysis

## Assessment Delinquencies

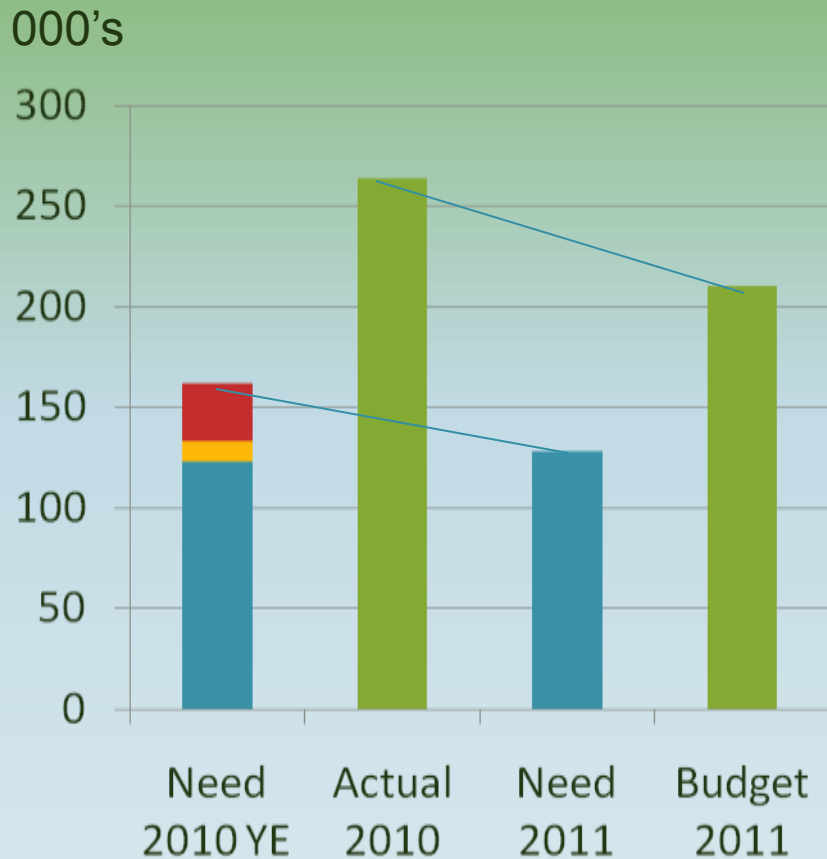


## Number of Homes Delinquent



# Reserve Study

per Dotson Engineers study 1/15/2008



<u>2010 to 2011 walk</u>	<u>000's</u>
End 2010	264
2010 surplus	58
Landscape	(82)
Deferred + 2011	<u>(48)</u>
End 2011 Budget	192
YE 2011 Need	<u>128</u>
Overage	64

- Funded Balance
- Deferred 2010
- Deferred 2011
- Balance Needed

Reserves are adequate and we are on track for future needs

# Q & A

- Bobby Wrenn's Discuss List ([hstdiscuss](#)).
- Other questions?

Thank you for attending!