

## Homestead Homeowners' Association Board of Directors November 14, 2011 Minutes

- I. The regularly scheduled board meeting was held November 14, 2011, at The Homestead clubhouse. The following board members were in attendance:  
Ty Albright  
Rusty Nejd  
Edwin Skelton  
David Gatz  
Guest: Noureen Kahn
- II. The agenda was presented, Quorum was established and the meeting was called to order by President Ty Albright at 7 p.m.
- III. Ty Albright moved to approve minutes from the October 17, 2011, board meeting and Edwin Skelton seconded. Board approved unanimously. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.
- IV. Board Schedule: The board approved that the December 2011 board meeting be canceled and the next board meeting be scheduled for Monday, January 9, 2012, at 7 p.m.
- V. Board discussed getting a second bid on irrigation upgrades to provide comparison to Southern Botanical's bid. We will ask Southern Botanical to include in their bid the scope of work and list of materials. Ed will get a second bid. We want to find/create a map of the irrigation pipes/valves for the community.
- VI. Ty moved and Ed seconded a motion for Noureen Kahn to be accepted to the board to take over the vacant position left by Charles LaFleur. The Board approved unanimously.
- VII. Ty announced that he received feedback from several residents to include in the Carrollton police survey sent out asking for major crime problems. Speeders were mentioned by many. David Gatz pointed out that the City's Traffic Department has done studies to determine whether speed bumps or other measures are feasible in the neighborhood to cut down on speeding. The City negated these possibilities due to lack of traffic. Board discussed possibility of a HOA campaign calling for safety on our streets.
- VIII. ACC:
  - A. Two Architectural Standard Bulletins (one on wood fence maintenance and another on fence height/retaining walls) were examined by the Board. It was decided this is a decision for the ACC, but the board should indicate its concurrence on the document.
  - B. Both bulletins were approved by the board with changes in the wood fence maintenance bulletin in regards to limiting the bulletin to apply only to wood fences and that in addition to painting and staining that residents may have a "raw" fence with no treatment. These will get final approval by the ACC and then be filed with the County.
- IX. KRB reminded the board that holiday decorations will be put up on November 21.

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- X. The Board discussed communication to residents regarding the 2012 budget and resulting dues increase. They agreed to use a memo composed by Ty explaining how the budget was prepared. Noureen suggested a chart or graph as well as the spreadsheet would help people understand this better. Articles will be written for the next newsletter (coming out mid-December) explaining the budget and dues increase as well as the transition on January 1, 2012, to Premier Communities as our management company. KRB mentioned that Premier would be sending out notification as the new management company in December.
- XI. KRB was asked to send a 30-day notice to the Board providing notice of the termination of her contract as administrator as she becomes an employee of Premier beginning in January.
- XII. Ty announced that the Board would now meet in Executive Session to discuss foreclosures updates and management issues.

The Board meeting was adjourned at 8:45 p.m.