

**Homestead Homeowners' Association Board of Directors
July 9, 2012 Minutes**

- I. The regularly scheduled board meeting was held July 9, 2012, at The Homestead clubhouse. The following board members were in attendance:

Ty Albright	Premier Communities:
Rusty NejdI	Caroline Guerra
David Gatz	Karen Rayl Bassham
Ed Skelton	
- II. The agenda was presented, quorum was established and the meeting was called to order by President Ty Albright at 7:00 p.m.
- III. Rusty NejdI moved to approve minutes from the April 20, 2012, board meeting and Ed Skelton seconded. Board approved unanimously. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.
- IV. The board unanimously approved that the following consent items be put into the record: Acknowledgement of previous approval via email for RhinoShield Paint \$14,979 contract; acknowledgement of previous approval via email for irrigation repairs for \$6025.34 reported by Southern Botanical.
- V. ACC:
 - A. The ACC request spreadsheet was reviewed showing 72 requests since the beginning of the year. It was agreed the current method of handling ACC requests via email was working well and providing a shorter turnaround time.
 - B. Steve Kerper met with the board and, after a motion from Rusty, seconded by David Gatz, he was approved unanimously as the new member of the ACC, replacing Jennifer Hunt-Frazier.
- VI. Landscaping – Southern Botanical
 - A. Matt Ross and Marlin Dunklin from Southern Botanical met with the board to discuss the higher-than-expected costs for irrigation repairs, which have already almost met the 2012 budget line item for repairs. SB explained that the record drought last summer and the heavy rains in the spring caused more soil shifting that resulted in damage and need for repair than was anticipated. The problem wasn't revealed until the sprinklers resumed regular watering in late spring.
 - B. Another line item in the reserve fund is for replacement of irrigation valves with high-tech ET controllers as they are needed. David Gatz requested the board be named as owner of the ET controller subscriptions, which SB agreed to.
 - C. Replacement of Chinese Pistache trees on medians by Standridge was discussed. Caroline will provide board with a tree plan that was prepared for the 2013 budget.
 - D. It was emphasized to SB by Ty and other Board Members, that it was our expectation that SB take initiative to maintain and keep our neighborhood in good condition. They should be proactively making recommendations and taking action for maintenance and it should not be necessary for the Board or Management Company to request action be taken after a problem becomes evident.
 - E. The board, after David moved and Ty seconded, requested Karen Rayl Bassham to put out a blast email calling for volunteers for a Landscape Committee who would make recommendations about common area plantings.
 - F. Marlin from SB presented some suggestions for median plantings since the board and residents have made complaints about the appearance. Some concerns included the dead grass at the Beaver Park area, some bare spots at the entrance way and

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elsewhere, and the poor performance of the Rudbeckia (blackeye susan flowers). When Ty asked why this most current recommendation was not proposed earlier (during the landscape rejuvenation 2 years ago) SB explained that they were restricted in the types of plants they were asked to use. Ty reminded them that when the rejuvenation plan as being assembled, it was made clear that the HOA was relying upon SB's expertise and that if the HOA requested anything that was not recommended, SB had the responsibility not to give it to us. In many cases SB suggestions were incorporated in the plan. David emphasized and asked for acknowledgement of understanding from SB that they should never do something we ask if they do not believe it to be the best course of action, but they should bring to our attention their concerns and make alternative recommendations. SB was asked to supply a bid by the September budget meeting.

- G. David told the board that SB's cost of \$586 per valve replacement seemed excessive and asked that Premier look into competitive costs.
- VII. Ty asked Premier to provide a schedule of all contracts indicating the terms and date for renewal for each, which is required per the management contract. Premier will prepare information on this for the next board meeting.
- VIII. Ed Skelton presented a balance sheet that looked at the fund accounting aspect of our finances. He said we are generally on the right path and have enough cash to feel comfortable.
- IX. Premier:
- A. Caroline provided the Management Report, covering April, May and June 2012.
 - B. The board asked if the HOA Administrator was checking the street trees (types of tree and missing trees) when writing up violations. There was discussion about how tree enforcement has historically been an area of disagreement and misunderstanding. The board requested that a separate meeting be set up with the ACC and board members to discuss the inspection standards process. If necessary, the ACC may need to prepare architectural bulletins to clarify certain items. This will be set up in August. The board also requested, after David moved and Ty seconded, that Mayor Matthew Marchant and our current council member representative be invited to the next board meeting to discuss the perception held by some that our neighborhood is being unfairly targeted by the City of Carrollton for tree inspections and other issues.
 - C. Caroline suggested a budget workshop be set up for the board in September and will provide a date.
 - D. The board discussed an abandoned property that was now owned by a lender who foreclosed. They requested KRB to write a letter to the lender providing property standards that need to be met before this house is sold.
- X. Social Events
- A. The board thanked Rusty NejdI for the work he and his wife did to provide another successful July 4th parade and pool party.
 - B. KRB announced that the Fall Festival is scheduled for Nov. 4, and Katie Bangert will coordinate.
 - C. Ty asked the board to consider a request from the Hebron High School Marching Band to do a performance and neighborhood march on Saturday, Sept. 8. The board unanimously approved this request.
- XI. Pool Security
- A. KRB provided a proposal from Premier to have a pool monitor to check gate access and enforce rules. The cost would be \$8,900 for the whole pool season. Because the current

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year's budget did not provide for this, it was decided to consider budgeting for next year to provide this type of service.

- B. The board asked Premier to also provide bids for uniformed pool security officers to help stop the night-time vandalism.

- XII. The regular board meeting was adjourned at 9:15 p.m. with an announcement that an executive session would follow regarding delinquencies and foreclosure issues.