

Homestead Homeowners' Association Board of Directors August 1, 2012 Supplemental Board Meeting Minutes

- I. The supplemental board meeting was held August 1, 2012, at The Homestead clubhouse. The following board members and others were in attendance:

Board:	ACC:	Premier Communities:
Ty Albright	Gary Carpenter	Caroline Guerra
Rusty Nejd	Neil Anson	Karen Rayl Bassham
David Gatz	Steve Kerper	
Ed Skelton		
Noureen Khan		

- II. The agenda was presented, quorum was established and the meeting was called to order by President Ty Albright at 6:30 p.m. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.

- III. Violation Standards
 - A. Trees: List of trees used by original developer for the parkway between the sidewalk and street ("Street Trees") included trees that are adaptive to our area, live a long time and grow tall. One of the goals of the community is to ultimately have tree canopied streets. The Association documents, bylaws, and established standards require every home (with some exceptions) to have one or more street trees (the requirement is per the original established tree plan, but in general, smaller lots require one Street Tree, and larger lots require two. Corner lots may require additional trees). Approved trees are: Bald Cypress, Live Oak, Cedar Elm, Chinese Pistache and Shumard Oak. Newly planted Street Trees must be one of these approved trees, must be approved in advance by the ACC (there is a desire for adjacent neighbor trees to be similar per the original tree plan) at the size of at least 3 to 5 inch caliber.
 - B. The Board acknowledged that some homes have trees that are not on the approved list, or do not have a required tree. Many of the non approved trees are Bradford pears which have a shorter life span.
 - C. Board decided that as part of the property inspection process, if a resident's Street Tree is not on this approved list, or if they do not have a Street Tree they will receive a violation notice. As an accommodation to homeowners who have an established, but out of compliance tree, it will be allowed that a smaller tree (smaller than the minimum 3 to 5 inch caliber) of the acceptable tree type (and approved in advance by the ACC) may be planted (at a location approved by the ACC) as an alternative to removal and replacement of an unacceptable tree. The goal of this accommodation is that it is anticipated the smaller replacement tree will have an opportunity to catch up in size to an acceptable level at the time an out of compliance tree dies. If a homeowner does not wish to do this, they will be allowed to keep their out of compliance tree, but will be required to replace it with an approved tree at the required minimum size when their existing tree dies. They will also continue with a "non compliance" status which would be disclosed to a buyer if the home were to be sold.
 - D. An Architectural Standards Bulletin will be written to include this information, and it will be communicated through the newsletter and email to remind residents of this requirement. The Bulletin must be approved by the ACC and filed with the county before it is enforced.
 - E. As the DCCRs require that all landscaping be approved by the ACC, residents will fill out an ACC request before planting any trees in their yard or back alley as well as the parkway.
 - F. Karen Rayl Bassham will check on any City requirement that may have been initiated in the past that corroborates the tree restrictions in The Homestead and find the current city ordinances on trees. She will also get a list of trees that were chopped down by the City two years ago because they obstructed the view of traffic signs (homeowners will not be required to replace trees which the city removed).
 - G. In addition, KRB will reinforce in her inspections the HOA requirement that bushes located adjacent to the foundation must be trimmed to the bottom of windows in the front.

- IV. Electricity Costs (Ed Skelton)
 - A. An analysis of TXU bills from last year and StarTex bills from this year showed a discrepancy that may cause us to be over budget. It is possible that a billing error occurred when the utilities were switched to a lower cost provider. Additional research is required to get to the bottom of this

**Homestead Homeowners' Association Board of Directors
August 1, 2012 Supplemental Board Meeting Minutes**

situation. Premier will study the situation to determine if the city is paying for part of the street illumination, whether the budget has been affected, and provide a solution.

- V. Pool Security Options
 - A. David Gatz said he knew of someone in the neighborhood who could easily fix the broken fence post on the pool fence facing Morning Glory. The Board approved that he proceed with this, pay for it and get reimbursed by Premier.
 - B. The Board approved installing LED motion sensor flood lights in the pool area this year as a deterrent to trespassers and vandals. KRB will research options under \$3,000 and will get email approval from board members.

- VI. The meeting was adjourned at 8:30 p.m.