

Homestead Homeowners' Association Board of Directors April 15, 2013 Board Meeting Minutes

- I. The board meeting was held April 15, 2013 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Edwin Skelton, Noureen Khan, Rusty Nejd, David Gatz and Steve Kerper
Premier: Caroline Guerra, Karen Rayl Bassham
- II. The agenda was presented, quorum was established and the meeting was called to order by board member Rusty Nejd at 7 p.m. Karen Rayl Bassham (KRB), HOA Administrator, was appointed scribe for this meeting.
- III. Ed moved, Noureen seconded and board voted to have minutes for the March 18th board meeting approved. David Gatz and Rusty Nejd abstained from the vote because they were not present for that meeting.
- IV. Board positions and meeting schedule:
 - A. Positions were decided for the new board as follows: Rusty Nejd, President; David Gatz, Secretary; Ed Skelton, Treasurer, and Noureen Khan and Steve Kerper are directors.
 - B. The Board voted to go back to monthly rather than quarterly meetings. The meeting schedule for every third Monday of the month was discussed with these dates:
 - a. May 20
 - b. June 17
 - c. July 15
 - d. Sept. 16
 - e. Oct. 20
 - f. Nov. 11 or 18
- V. Landscape Vendor:
 - A. The Board decided to accept Southern Botanical's bid for a new landscaping contract subject to some negotiation points based on their offers of discounted services based on length of contract. Authorization was provided to Caroline Guerra, our management company representative, to work with them to finalize the contract terms.
 - B. In order to improve the landscaping in the neighborhood, the board is requesting that a representative from Southern Botanical should attend each board meeting during active growing season to discuss the current state of landscaping, treatments and plantings that will occur over the next month, repairs that are occurring, and any other issues.
- VI. The 2013 Pool schedule was discussed. The Board asked KRB to ask the principal of Homestead Elementary to add The Homestead at Carrollton to its waivers for students attending the 5th Grade Pool Party on June 6.
- VII. The Board was informed of upcoming Reserve Fund/Maintenance projects as follows:
 - A. Clubhouse painting – completed week of April 8th
 - B. Pool resurfacing: mid-April (decided to use second option offered by Roberts Pools – Ivory Quartz)
 - C. "Deck repairs" was removed from list after Board inspected the deck; this will be held until next year.
 - D. Motion sensor lights installation: date TBD; KRB working on this.
- VIII. Caroline asked board about whether a yearly budget audit by DeVolt was necessary. It was decided to hold until 2014.
- IX. The board discussed a request from a resident to formally ask City for a streetlight at Rabbit Run and E. Branch Hollow, across from Homestead Elementary. Board asked KRB to work with City and/or Oncor on this.

The meeting was adjourned at 8:50 p.m.