

**Homestead Homeowners' Association Board of Directors
April 21, 2014 Board Meeting Minutes**

A meeting of the Homestead Board of Directors was held on April 21, 2014 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Noreen Khan, Edwin Skelton, Steve Kerper, Neil Anson and Kishore Chukkala.
FirstService Residential: SunDay Wright, Katie Paul and Cheryl Brewer

- I. The agenda was presented, quorum was established and the meeting was called to order by board member Noreen Khan at 7:00 p.m.
- II. Introductions were given by SunDay Wright, Association Manager.
- III. Minutes from the February 17, 2014 meeting were reviewed and Ed Skelton made a motion to approve them. Rusty NejdI seconded the motion, and the minutes were approved unanimously.

IV. Appointment of Board Officers:

- Noreen Khan was appointed as Board President
- Steve Kerper was appointed as Vice President
- Ed Skelton was appointed Treasurer
- Kishore Chukkala was appointed Secretary
- Neil Anson was appointed Member

V. Southern Botanical:

Robin Mercer gave a short summary of the landscaping activity in March. Summer color choices were discussed, with Robin recommending portulaca (moss rose) or lantana as being the most drought-tolerant plantings, in anticipation of further water restrictions.

Robin also gave the Board a short overview of the upcoming landscaping activity planned for April and May, including additional spot treatment for weeds.

VI. Committee Presentations and Volunteers:

- Pool Opening – The Board discussed proposed pool opening dates. Ed Skelton made a motion to open the pool for the season on May 17th. Steve Kerper seconded the motion, and the date was approved unanimously.
- Social Committee – Rusty NejdI approached the Board with a proposal to re-establish the Social Committee, and volunteered to head the committee in an effort to promote homeowner involvement in community social activities. He stated his preference that the pool opening party be held on May 23, and not May 17th, in conjunction with the Golf Event after party. Pool opening date was left undetermined.
- Community Requests for Social Purchases – The Board discussed an owner's proposal to purchase an outdoor ping-pong table and related equipment for use in the pool area. After careful consideration, Ed Skelton made a motion to deny the request for purchase of the ping-pong table and equipment. Steve Kerper seconded the motion, and the motion passed unanimously. The owner will be contacted by Manager SunDay Wright and informed of the Board's decision, and that the issue could be reconsidered at a later date.

VII. Community Events:

Cheryl Brewer gave a brief overview of the Easter Egg Hunt, and explained to the Board that the proposed wine-tasting event (to be hosted by the Dinner Club) was cancelled due to the Dinner Club being disbanded for lack of participation by the owners. Upcoming events include the Golf Outing and after-party, the pool opening party, and hopefully at least one or more movie-night events.

Steve Kerper made a motion to have SunDay contact John Waida (coordinator of the Golf Outing Event) to determine the total cost of the event, and how many of the event participants were members of The Homestead at Carrollton HOA. Noreen Khan seconded the motion, and the motion passed unanimously.

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VII. Finalization and Approval of ACC Bulletins:

The Board reviewed and approved the following Legislative Guidelines and ACC Bulletins:

- Guidelines for Rainwater Recovery Systems
- Guidelines for Display of Certain Religious Items
- Guidelines for Display of Flags
- Architectural Standards Bulletin 4.5-8 Fence Posts on Wood Fences

The documents are to be notarized and filed with the county.

VIII. Management Report:

- SunDay Wright gave an overview of the financial information for the month of March.
- The delinquency report was noted.
- The Board reviewed the request from account #0413 for a waiver of the requirement for replacement of a missing parkway tree, due to three previous plantings having died. After careful consideration, it was decided that a Board decision would be deferred until such time that Robin Mercer of Southern Botanical Inc. could evaluate the issue. Robin will report back to SunDay, who will then forward the information to the Board for review. The Board considered the request from account #0152 regarding a waiver for planting a missing alley tree, due to the owner's assertion that there has not been an alley tree planted since the home was purchased in 2007, and contention that the estate lots along Countryside were not required to have alley trees. The Board determined they would look at the area in question, and get back with management with findings. Community Maintenance Items – Bids were reviewed for pool repairs, monument lighting replacements/repairs, and additional brick wall repairs along Qunicy. Kishore Chukkala made a motion to accept Bob Owens bid to replace the two existing monument sign lights with new LED fixtures. Steve Kerper seconded the motion, and the motion passed unanimously. All other repairs were approved.
- 2014 Board Meeting Schedule – The Board discussed the schedule and decided that the next meeting would be held on May 19th, with future meeting dates being reviewed at that time.

IX. Homeowner Comment Section:

No homeowner comments were heard.

X. Adjournment – With no further business to conduct, the meeting was adjourned at 9:23 pm.