

The Homestead at Carrollton

3102 Oak Lawn Ave Suite 202 Dallas, TX 75219

telephone (877) 378-2388 facsimile (214) 889-9980

2018 Annual Meeting Minutes

March 19, 2018

Attendees:

Board Members: Neil Anson, President; Roy Atwood, Treasurer; Sarah Nejdl, Secretary, Ty Albright, Director

FirstService Residential: Christie Martin and Shawn Smith,

HOA Administrator Patty Cash

Denton County Appraisal District: Bob Warner and Larry Miller.

Homeowners in attendance: 47

Proxies received: 91

Meeting was called to order at 7:14PM by President, Neil Anson.

In accordance with the Bylaws, Notice of the Meeting was mailed to all owners of record on January 17, 2018.

Neil Anson reviewed the 2017 Board Accomplishments and 2018 Goals.

Quorum was not met at the 30% needed to continue. Neil Anson motioned to adjourn meeting. Tim Green second. All were in favor and the meeting ended at 7:25pm.

The second meeting was called to order by Neil Anson at 7:26pm. Quorum was met with minimum of 15% of homeowners present or turned in proxy.

2017 Annual Meeting minutes were presented. A motion was made by Roy Atwood to approve the 2017 Annual Meeting minutes and seconded by Bobby Wrenn. The motion was unanimously approved.

Board Elections were conducted. Christie Martin listed candidates on ballot: Roy Atwood, Neil Anson and Jill Sparks. Neil opened for nominations from the floor. Three homeowners nominated themselves: Erin Gilhuny, Jose Mora and Ginny Sahyouni. Each candidate introduced themselves. Neil Anson removed himself from the ballot. Nominations were closed. All homeowners present voted via hand written ballots. Christie Martin, Shawn Smith counted votes during additional presentations. Sarah Nejdl witnessed.

Bob Warner presented a PowerPoint explaining the background of the appraisal district and how it functions.

Roy Atwood presented financial review.

1. Mark Hagen asked if the Carrollton Grant Program could be used to offset some of our costs. At this time, it was not feasible for the board to pursue the grant.
2. Roy Atwood explained a majority of homeowners are paying their dues on time. The delinquencies are at a minimum. If a homeowner has problems the board encourages them to reach out to them. Currently there are 5 homeowners delinquent. One home accounts for 78% of the delinquencies. There are 2 homes in foreclosure. Due to an unresponsive attorney, the board agreed to hire a new firm to represent the HOA.
3. Dues will not increase in 2018. We will not be able to meet our budget in 2019 without a dues increase.
4. A question was asked regarding the painting of light poles. The board decided the cost was not in the current budget and funds were directed to landscape and turf improvements.

Board meeting are each month. Homeowners are welcome to attend.

Due to the resignation of Paulette Chulaka, during the April board meeting, another board member will be appointed. The by-laws state if a member resigns during their term, the board will appoint their replacement.

Sarah Nejdl presented an overview of the social events. She encouraged neighbors to attend and be sure to invite new homeowners.

Bobby Wrenn spoke about the Discuss list. The list is not part of HOA or the management company. It is an open discussion list and is not monitored. He reminded those on the list always use the delete button if they are not interested in the email. To be added to the list, send Bobby an email and he will add you to the list.

Open Forum:

Ty Albright encouraged participation in the manly men events. He explained it is a simple process to organize an event.

Roy Atwood thanked Bob Warner for his presentation.

Question regarding fire ants and wasps. Landscape company has been contacted and these are being addressed.

Board elections: Roy Atwood will return to the board. Jill Sparks and Jose Mora were elected as Directors to the 2018 board.

Meeting adjourned at 9:08 PM – motion to adjourn made by Neil Anson and seconded by Eddie Cash.