**THE HOMESTEAD AT CARROLLTON HOMEOWNERS ASSOCIATION, INC.**

**HOA Board Meeting Minutes**

**April 18, 2016**

**The Homestead Clubhouse**

**3917 Windmill Trail, Carrollton, Texas 75007**

**I. Call Meeting to Order**

The meeting was called to order at 8:38 p.m. by Neil Anson, Board President

Attendance

Board members present were:

Neil Anson – President

Steve Kerper – Director

Edwin Skelton – Treasurer

Roy Atwood – Secretary

Ty Albright - Director

Those representing FirstService Residential management team were Barbara McCormick-Thomas, Association Manager and Cathy Quaid, Resident Services Manager.

Homeowners Ed Rossol and Gary Carpenter attended to present during homeowner forum.

**II. Approval of February 22, 2016 Meeting Minutes**

The BOD approved the Minutes from the February 22, 2016 meeting unanimously with Ty Albright and Roy Atwood abstaining because they were not present during that meeting.

**III. Homeowner Forum**

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Ed Rossol asked the Board’s intention on “Open Carry.” The Board unanimously decided to not address the topic until there was an issue requiring that it make a decision.

Gary Carpenter, ACC member, asked about a fence issue between two homeowners that involved a property line dispute.  The homeowners have proposed a solution to the problem that would involve relocating fence slates to the other side of the fence posts on the portion of the fence running between the two homeowners’ yards. Mr. Carpenter requested guidance from the Board on how the ACC should respond.

The Board stated that it has no authority with respect to property line issues, which is a civil matter between the two homeowners involved.

The Board then reviewed the fence standards, which include the requirement that fences that face a street or alley have the posts on the inside of the fence or otherwise hidden so they are not visible from the street or alley. In accordance with a published Architectural Bulletin, it is permissible for the poles to face outward on the portion of the fence between the yards of homeowners, if the affected neighbors are in agreement.  The Board advised Mr. Carpenter that the proposed solution was in compliance with the published standards and recommended that the ACC approve a revised request submitted by the homeowner. Board member Kerper indicated his concerns that a future homeowner may be unhappy with this solution.

**IV. Delinquency Review**

There are three (3) accounts requiring attorney action. Barbara reviewed the attorney’s recommendations, and the Board approved proceeding as recommended.

**V. Reserve Study Update**

Barbara presented the following bids:

1. Reserve Advisor
2. Cedcore
3. Criterium

Barbara recommended Cedcore due to their competitive pricing. Ty moved to accept the Cedcore bid for a single study. Ed seconded. Motion passed.

**VI. Pool Repairs**

Barbara referred to the list of needed repairs included in the management report. They are reserve expenses.

Roy moved to proceed with all the needed repairs. Ty seconded. The motion passed unanimously.

Barbara reviewed the new pool signage requirements from the City of Carrollton. Roy moved to order new signs as needed. Ed seconded. The motion passed unanimously.

Barbara presented an estimate for custom-made new grates to fit the barbecue grill to replace the current grates that are rusted. Roy asked that the metal braces to hold the grates repaired at the same time. Motion made and seconded. Motion passed unanimously.

Board discussed the need for new picnic tables. Barbara and Cathy will obtain options and pricing and will present them to the Board at the next meeting.

**VII. Fire Ant Treatment**

Barbara explained the difference between in-contract spot treatment of ant hills and the large scale granule application of fire ant pesticide. She presented a proposal from Greater Texas to perform this application throughout the property.

Roy moved to approve this estimate. Neil seconded. Motion passed unanimously.

**VII: Tree Trimming**

This item is tabled until the fall.

**IX: Management Contract**

The Board requested that FirstService Residential revise the management contract to include annual inspections of each home for compliance with deed restrictions and specific wording that indicates the Addendum is part of the contract.

Roy had some questions regarding the indemnification language. Barbara will discuss with Ashlynn and respond.

The Board conditionally approved the management contract, subject to FirstService Residential making the requested changes.

**Non Agenda Topics**

1. Painting of light poles and cleaning of globes – Cathy to research prior bids.
2. Addition of light pole at Rabbit Run and E. Branch Hollow –Cathy to contact City.
3. The City is considering a traffic control light at the corner of Hebron and Quail Creek, which would ease access to and egress from the neighborhood. The Board and Cathy will continue to monitor developments and seek neighborhood input in the process at the appropriate time.

**VI Adjournment**

The Board adjourned the meeting at 9:36 p.m.