

The Homestead at Carrollton Homeowners Association, Inc.

3917 Windmill Trail, Carrollton, TX 75007

Via Zoom

June 15, 2020

7:00 pm

Board Meeting Minutes

Board Members Present: Jill Sparks, Terry Humphrey, Kelsey Purswani, Roy Atwood, John Waida

Others in Attendance. Patty Cash-HOA Admin, Carrollton Police Officer Chuck Monroe

Homeowners: Ty Albright, Eddie Cash, Lori Huntley, Rusty Nejd, John Phillips, Mark Burrell, Melanie Mastellar, Gary McCoy, John Thomas, Ken & Rhonda Ferlitta, Scott & Kristine Carrington, Sharla Turner, Justine Faghihifar, Mackenzie Casall, Justin Ebersole, Brian Henchy, Justin & Lisa Beck, Lindsey Marten, David Gatz, Amie Gonzalea, Kim McHard, Neil Anson, Shane Walker, Rebecca Gilberg, Wendy Hyink, De'Anne Carmichael, Gretchen Ryan, Mike Gonzales, Pattie McDaniel, Suzanne Sulstede, Kari Johnson, Mary Gualtieri, Shah family, Mark de Lemas, Shelia Jackson, Scott McNamara, Laura Carter, Tim Green, Hailey Hagemann, Lauren Medoff, Rich Phillips,

Actions by the Board of Directors. The following actions were approved/opposed by the Board of Directors:

Zoom Meeting was called to order at 7:03 by Jill Sparks.

Jill motioned the May Board Minutes be approved. Roy second. All in favor.

Roy motioned the pool be open to regular hours of 6 am – 10 pm. The padlocks will be removed and homeowners will access with their pool cards. We will keep the monitor in place during peak hours. Jill 2nd. All in favor.

Roy motioned to authorize Patty to contact Chris Gruber regarding pool ambassador contract to 1) be sure the numbers are accurate, 2) all attendees are counted and the number in the pool area is accurate, 3) the ambassador will sit closer to the gates and not in the clubhouse, 4) eliminate Wednesday and Thursday ambassador and expand Friday – Sunday hours, 4) clarify what happens during the ambassadors 30 minute break. John 2nd. All in favor.

Roy motioned a no smoking policy be adopted in the pool, the concrete areas and the gazebos. Terry 2nd. All in favor.

Roy motioned the City of Carrollton parade requirements be followed. Jill 2nd. All in favor

Roy motioned the July 4th parade be held within the City of Carrollton requirements. Jill 2nd. All in favor.

Terry motioned to keep the clubhouse closed until restrictions change. Jill 2nd. All in favor.

Jill adjourned the meeting at 8:53 pm.

Homeowner Forum:

Jill Sparks explained tonight's meeting will be using the raise hand option on Zoom. First homeowners will be able to share comments and questions to receive responses from the Board. After the homeowner forum, homeowners are welcome to listen as the Board discusses the issues and votes on proposed changes.

Patty thanked Officer Monroe for attending our meeting and Roy thanked the Carrollton PD for all the work they do for our city.

Officer Monroe discussed the issue of trespassers at the pool. Patty has reported some incidents to the Carrollton PD. Call 911 when there are trespassers. The police can only enforce the trespassing issue if the guilty party is caught in the act. The police have a contact number for The Homestead and will follow up.

He also answered the question regarding cars parked the wrong direction on the street stating the police do not typically ticket for parking the wrong direction. If a complaint or concern is expressed to the police, an officer will follow up with the homeowner explaining why they should not be parking illegally.

Carrollton PD has their policies on their website for Carrollton residents to review. To locate the policies, go to the City of Carrollton Police page, click "jump to subpage" and click on the "Transparency" link.

Homeowners comments and questions included:

1. When the pool be open regular hours.
2. How will the ambassador continue to work? What hours will he be at the pool?
3. Many homeowners were not approached by the ambassador when entering the pool area therefore they were not counted in the report. Can the ambassador be moved to a different location? Should the monitor check people out?
4. How did the Board decide on the pool and the ambassador hours?
5. Were other HOA's contacted for their solutions to the restrictions?
6. What is the length of the contract?
7. Can we give 30-day notice to cancel the pool ambassador?
8. Where is the money coming from to pay for the ambassador?
9. How were the numbers decided upon for the pool capacity? Now that we have numbers are we planning on giving 30 day notice to cancel the ambassadors?
10. How do we handle the fence jumpers after hours?

11. Has the Board considered adding lights to Primrose Park gazebo?
12. Will there be a July 4th parade?
13. Expression of thanks to the Board and Patty for working diligently to follow rules and still have the pool open for certain hours.
14. Can the online Zoom meetings continue?

Reponses by the Board:

Roy explained the history of how the Board arrived to the decision for the pool ambassador and the hours. The City of Carrollton controls all HOA and apartment pools in Carrollton to make sure pools are up to standards. An inspection is done every year and a permit issued. When the Board met in May the pool capacity was 25% and monitoring was required. To prevent us from being shut down, we followed the recommendations of First Service Residential since they were handling properties throughout the United States. We were more concerned about following the City of Carrollton rules than what other HOA's were implementing. Currently the contract is in effect until the end of the summer.

Terry explained the pool ambassador company directed us on the hours and days to have an ambassador. We also considered the budget. Once we sent proposal to the ambassador company, there was extra time to finalize the contract which resulted in the pool opening on June 5. The Board was planning on opening the pool sooner.

Patty explained the ambassador was told he could cool off in the clubhouse but needed to record all homeowners who entered the gate. The table under the porch was to keep him from being in the direct sun. She also explained when fence jumpers enter the pool, they have been known to throw furniture in the pool, damaging property which will result in more expense for the HOA. Recently we have had fence jumpers from outside the neighborhood who were caught and given a criminal trespass warning by Patty.

Board Discussion:

Roy expressed concern of returning to regular pool hours of 6 am –10 pm especially on July 4. Since we are at 50% capacity now, we could hit the maximum of 78 on July 4, we would need the pool monitored on this day. According to the data received from pool ambassadors, we have not hit our capacity at any time. The weekends are the busiest time of the week. If we keep the ambassador in place and if we have to return to 25% capacity, we are covered.

John suggested we keep the ambassador and have the pool monitored by camera at other times.

Patty explained the cameras record all motion and has been used after an incident to review the problem. They are not monitored 24/7 but can be checked throughout the day.

Kelsey agreed with Roy in eliminating the ambassador on Wednesday and Thursday and have the hours moved to Friday – Sunday.

Roy motioned the pool be open to regular hours of 6 am – 10 pm. The padlocks will be removed and homeowners will access with their pool cards. We will keep the monitor in place during peak hours. Jill 2nd. All in favor.

Roy motioned to authorize Patty to contact Chris Gruber regarding pool ambassador contract to 1) be sure the numbers are accurate, 2) all attendees are counted and the number in the pool area is accurate, 3) the ambassador will sit closer to the gates and not in the clubhouse, 4) eliminate Wednesday and Thursday ambassador and expand Friday – Sunday hours, 4) clarify what happens during the ambassadors 30 minute break. John 2nd. All in favor.

Patty shared information from a homeowner regarding a person smoking a cigar in the pool. Jill said other homeowners also noticed and were checking the sign for a No Smoking rule. Discussion regarding where to allow smoking and how to word the rule.

Roy motioned a no smoking policy be adopted in the pool, the concrete areas and the gazebos. Terry 2nd. All in favor. Patty will work on signs along with a volunteer.

Discussion regarding the July 4 parade. The City of Carrollton will not issue permits this year due to COVID-19. Suggestions were as follows:

1. Homeowners still want a parade.
2. Roy stated if we walk down a street, it will be considered a parade. If we block traffic, someone could report to police.
3. Have the "parade" go west on Morning Glory, turn and return east on Morning Glory. Less traveled street and less likely to cause an issue. Homeowners could sit on the median and sidewalks keeping 6 ft. distance.
4. Have a lead car and end car to indicate the beginning and end of participants.
5. Have volunteers wear orange vests and help direct the "parade".
6. Lori Huntley volunteered to help with "parade".
7. The committee can determine the best route based on the requirements.

Roy motioned the July 4th parade be held within the City of Carrollton requirements. Jill 2nd. All in favor.

Terry asked if we wanted to keep the clubhouse closed from rentals. The 50% capacity is 16. Jill reported that Patty receives rental agreements from homeowners with the maximum of 35 indicated on the form.

Terry motioned to keep the clubhouse closed until restrictions change. Jill 2nd. All in favor.

The Board discussed when the next meeting should be held to discuss COVID-19 updates. The next meeting is set for Monday July 20, 2020.

Jill adjourned the meeting at 8:53 pm.

