**The Homestead at Carrollton Homeowners Association, Inc.**

**October 29, 2018**

**3917 Windmill Trail, Carrollton, TX 75007**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Sarah Nejdl, Roy Atwood, Ginny Sahyouni, Jose Mora

**Others in Attendance**: Shonna Brown of FirstService Residential, Inc., and Patty Cash HOA Administrator.

**Homeowners in Attendance:** Ty Albright, David Gatz

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

Patty Cash called the meeting to order at 7:05 pm. It was acknowledged that quorum had been achieved.

Sarah moved and Ginny 2nd to approve the minutes from the 9/11/18 board meeting; approved unanimously.

Roy moved and Sarah 2nd that the Manly Men Event be held the evening of November 10, 2018 with complimentary clubhouse rental. Motion approved unanimously.

Sarah moved and Roy 2nd that Laura Anson replace Janice Lane on the Clubhouse committee. Approved unanimously.

Roy moved and Ginny 2nd that the budget be approved as presented. Approved unanimously

Sarah moved and Roy 2nd that the meeting adjourn at 8:58pm; approved unanimously.

**Details of discussion / New Business**

Homeowner Forum:

Ty Albright asked for complimentary use of the clubhouse for the Manly Men Event on November 10. It will be open to all residents. John Waida will be helping to organize the event. The board approved. It was also decided the clubhouse would not be available for rentals on Sunday to allow time to have the clubhouse cleaned

Ty Albright left the meeting.

Committee Reports:

**ACC** – David Gatz attending the meeting to inquire about the bulletin created by the Board in 2016 clarifying the placement of alley and street trees. He stated the ACC was not involved with the decision and was not informed of the filing. His opinion was the ruling was not handled correctly. He inquired if the bulletin can be removed.

 Roy read the provision in the Bylaws and Covenants that says the ACC can send out a bulletin. It does not state the Board can not issue one as needed. He also stated the ACC was voted in as a ruling committee at the Annual meeting in March 2017. He continued to explain the developer’s stated intent behind the location of street and alley trees. Since the bulletin has been approved by the Board and filed with Denton County it is a legal document. The bulletin was issued to clarify the placement of trees due to exceptions needing to be made. All board members participated in the discussion.

The decision was made the ACC will have to follow the rules in the bulletin. Sarah stated the Board will look over the Street and Alley tree bulletin and the Street Tree bulletin.

 Patty announced Matt Clark’s resignation from the ACC. Jose will contact Greg Walker and Tim Green about serving on the committee.

 Discussion regarding violations vs. inspections. It was clarified that all homes should have an alley tree whether placed outside or inside the fence. The trees need to be within 10 feet of the alley.

David Gatz left the meeting at 8:07pm

**Landscaping** –

-Ginny requesting GTL notify the homeowners on Morning Glory when their grass is going to be treated. She was glad to see that the branches at Maude Park have been removed.

-Roy stated the tree replacement in common areas need to be addressed by the HOA in 2019. The HOA should not be enforcing rules if the HOA property is not in compliance.

-Discussion regarding the bare spots under trees. Choice is mulch or ground cover. However, there is no violation stated in bylaws for bare spots under trees. It is a violation if the mud is on the sidewalk. Jose will research and verify this information.

-The Board needs to revise the inspection report to remove bare spot violation. This was tabled until 2019 since FSR has almost completed inspections for 2018

**Volunteers / Committees** Jill had nothing to report

**Communications** – Sarah has the letter to the homeowners written and has sent to FSR to go out in next statement.

**Violations** –Ginny nothing to report.

**HOA Admin** –Jose inquired about retaining wall at 1707 Branch Hollow and trees and mud at 1723 Countryside.

 -Update on sidewalk in front of clubhouse. Sidewalk has been repaired.

 Patty requested fund to purchase bins and pay a teen to help organize the closet in the clubhouse. Roy made a motion that Patty be allowed to spend up to $150 on bins and paying teen. Ginny second. All approved.

 Board agreed to let Kishore Chukkala use the clubhouse for a community CPR class. It will not be taught by a certified instructor and there will be no charge to residents to attend. Roy and Jill voted yes per email. All approved.

 Safe Air came and did diagnostics on HVAC. He found multiple things needing attention such as duct work, straps holding up AC unit, location of unit. Shonna will reach out to Aire Dynamics and Safe Air to figure out the best course to take.

 Patty reported Janice Lane is moving and will no longer be able to serve on the Clubhouse Committee. Laura Anson has volunteered. Sarah motioned that Laura Anson replace Janice Lane on the Clubhouse Committee. Roy 2nd. All approved.

**Financial Report:** Roy said all financials look good.

**Management Report**

 Shonna brought the 2019 budget to be approved and signed. Roy motioned the budget be approved as presented. Ginny 2nd. All approved.

 Sarah mentioned the social budget might go over. This will be handled on a case by case basis.

 Shonna will continue to send weekly updates which the Board finds helpful.

 The roof repair is scheduled to begin on Thursday Nov. 1.

Meeting adjourned at 8:58 pm.