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

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

**And Zoom**

**January 31, 2023**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, John Waida, Andrew Avalos, Drew Heffner

**Attended via Zoom:** Shawn Faghihifar-Board member, Melissa Chestnut-First Service Residential, Patty Cash-HOA Admin

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

Roy called the meeting to order at 7:06 pm. Quorum has been met.

Drew motioned the minutes from October 4, 2022 be approved. Andrew second. All in favor.

Shawn motioned the Board accept the proposal from INSgroup for a yearly cost of $14,492.00. Drew seconded. All in favor.

Roy adjourned the meeting at 7:40 pm.

**Meeting Discussion:**

Drew motioned the minutes from October 4, 2022 be approved. Andrew second. All in favor.

**Reports:**

**A. ACC:**  Shawn provided an ACC report showing the number of requests, approvals and denials. There have been many requests for solar panels and landscape.

**B. Landscape:** Roy reported the missing median trees have been planted. The Ivy median is looking better. Sunset added soil to bring the area level to the curb. The irrigation system was checked. Rye grass has been planted for the winter. The tree canopy will be raised to promote grass growth. Sunset recommending hydro mulch instead of planting sod in the area.

Sunset has addressed each leak as they arise. Patty stated the leak in front of the clubhouse is the responsibility of the City of Carrollton. Repairs are pending.

**D. Communications:** John asked Melissa to check on the next date for a newsletter. Something will need to go out before the Annual Meeting in March. John asked for articles by next Friday February 10.

Possible date for Annual Meeting is March 28. Patty will contact Michelle Whitlock at Homestead Elementary to confirm the date.

**E. HOA Admin:** Patty reported the following to the Board.

1. There were no rentals in January.

2. Rentals for Sunday’s Bible Study group will resume in February. Patty will keep track of notifying the homeowner as to the availability each month.

3. Patty asked if it is necessary to keep all the documents FSR also stores. The free storage with windows is almost full and she doesn’t want to purchase additional storage. Since FSR keeps the financials, ACC requests etc., Patty can delete the duplicate files.

**Financials:** Andrew reported that everything is staying close to the budget. Water was the largest change due to leaks in the common areas. All other items are within budget despite extra items. The capital reserve fund is good.

Possible dues increase in 2024 will be evaluated and announced at the Annual Meeting in March. A letter will be sent to the residents explaining the reasons for the increase. The previous increase was in 2019.

**Business:**

**Insurance Renewal:**  The Board evaluated proposals from INSgroup and LaBarre/Oksnee. After discussion, Shawn motioned the Board accept the proposal from INSgroup for a yearly cost of $14,492.00. Drew seconded. All in favor.

**Annual Meeting:** Roy said he will send out the power point presentation from 2022 Annual Meeting. The slides will be updated to be used at the 2023 meeting.

Roy adjourned the meeting at 7:40 pm.