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

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

**Via Zoom**

**November 29, 2021**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Terry Humphrey, Shawn Faghihifar, Jill Sparks, Kelsey Purswani

**Others in Attendance:** Patty Cash-HOA Admin, Melissa Chestnut-First Service Residential, Victor Riley-First Service Residential

**Homeowners:** Wendy Amberson, Rhonda Ferlita,Ty Albright

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

Zoom Meeting was called to order at 7:00 by Jill Sparks. It was acknowledged that quorum was achieved.

Roy moved that the October Meeting minutes be approved. Terry seconded. All in favor.

Roy motioned we not move forward with Pickle Ball courts due to the cost and space. Jill seconded. All in favor.

Jill motioned to accept the bid from Bartlett for tree trimming since they have worked on our property in the past. Shawn 2nd. All in favor. Roy abstained from making a recommendation and from voting due to Barlett also providing services on his property.

Terry motioned the meeting be adjourned at 8:09 pm. Roy 2nd. All in favor.

**The following actions were approved/opposed by the Board of Directors via email:**

All Safe for pest control was approved at July meeting. The final conversation with the All Safe resulted in a higher price to treat all 3 parks, which was too expensive. Protex provided their estimate which was less for all 3 parks. The Board was notified prior to the Board meeting via weekly communication and at the Board meeting that Protex would provide the service for the Sept & October due to the lower price of service. Pest control options would be added for the 2022 budget.

\*2022 Budget Planning - Park (3) pest control from May to October

-Protex Pest for August = $405.93 for 3 parks

-Protex Pest for Sept & Oct for 3 parks = $811.86

-Protex Pest for 2022 May – Oct 3 parks = $2,435.58

**Details of Meeting:**

Roy moved that the October Board meeting minutes be approved. Terry seconded. All in favor.

**Homeowner Forum:**

Ty Albright presented a proposal for installing a Pickle Ball court in the land north of the pool. Since 2000 residents have wanted to develop this section of the pool area. Neighbors have requested this amenity so Ty researched the possibility. Although a court could be built it would not be ideal due to the cost and not much room which would result in balls landing in the pool. It would be difficult for some participants to retrieve the balls from the pool. The preferred option for Pickle Ball courts is to install 2 courts. This estimate is $46,000. Ty does not recommend building the Pickle Ball courts. A more logical place for the courts would be the east end of Hillside Park or Roy suggested the esplanade on Morning Glory.

Ty suggested a stretch of manicured well-lit land north of the pool which could be used for corn hole, washers, horseshoes, etc. He believes improving the land north of the pool would benefit many of the homeowners.

Roy motioned we not move forward with Pickle Ball courts due to the cost and space. Jill seconded. All in favor.

**Committee Reports:**

**ACC:** Shawn reported there have been 13 requests since October with 10 approved, one denied and 2 outstanding.

**Landscaping:** Roy updated recent activity with landscape company. It has been quiet for now.

The2 bids for tree trimming from Bartlett and Twin Oaks were reviewed. Roy stated which ever company is chosen, he plans on being there when the work is done. One concern is the pergola by the grill. The tree growing in the middle has a branch leaning on the pergola. Roy does not want to remove the entire branch since it provides shade for that area. One option is to cut part of the pergola and remove part of the branch. The pool company requested the cedars around the pool be trimmed to avoid excess debris from landing in the pool. This is not being recommended due the need for shade around the pools. There is a tree near the kiddie pool which should be trimmed. Included in the work to be done will be trimming trees in the common areas to make sure they are trimmed as required by the City of Carrollton, removing dead branches and removing a dead tree in Primrose Park. Roy said this can wait until January as the weather will still be cold enough. Terry agreed for financial reasons to wait until January.

Roy pointed out the bids are not line by line the same.

Wendy stated she has used Twin Oaks and has been happy with their work. Patty has also used them at her home.

Jill motioned to accept the bid from Bartlett for tree trimming since they have worked on our property in the past. Shawn 2nd. All in favor. Roy abstained from making a recommendation and from voting due to Barlett also providing services on his property.

Melissa will contact Bartlett to let them know their proposal has been accepted. She will inform them that Roy wants to meet with them prior to the work being done.

**Social:** Jill shared information regarding volunteer opportunities and social events. There are 3 Board positions that are up for renewal in March. Jill recommended speaking with homeowners to encourage others to get involved. Terry stated the Board takes more time than she originally thought and it should be communicated to those considering volunteering.

**Communications**: Melissa will find out the dates for the next newsletter. These are done quarterly. This quarter’s newsletter has taken more time to get designed and approved. Shawn requested more holiday pictures and graphics on the newsletter. Patty will ask Dan Huntley to take a picture of the entrance at Branch Hollow and Rabbit Run that we can use for the newsletter.

**Misc. Community Topics:** Nothing to report.

 **HOA Admin:** Patty reported on the status of adding sidewalks on Cemetery Hill at Morning Glory. Patty heard from the civil engineer, Roger Wheeler, on November 18. At that time, he had not received the go ahead to bid the project. The legal department has requested a new selection process for bids. The evaluation for contractors is complete and they will be sending out notifications for the selected firms. He apologized for the slow process.

**Old Business:**

There was no old business to discuss.

**New Business:**  Discussion regarding Pergola Repairs. Melissa shared the proposal from Tamrak and Cash Project Management. Melissa met with Tamrak onsite to go over the details of the pergolas. For the pergolas at the kiddie pool and grill, Melissa is recommending adding metal sleeve around the base of the posts to protect them. Tamrak has suggested repairing one pergola at a time. Each repair will include pressure wash and restaining.

Terry, Jill and Roy reviewed the recommendation in the Reserve Study. The study states the pergolas would need replacing in 3 years.

Roy asked Melissa to contact Cash Project Management to rebid their work so it will be the same scope of work recommended by Tamrak.

Melissa suggested the Board members go to the pergolas and review the scope of work recommended by Tamrak.

Jill asked for an additional bid along with Tamrak and Cash Project Management so the Board will have 3 options. Roy asked the competing bids to be compatible.

The proposals will be reviewed and voted at next Board meeting.

Patty stated she is not related to Cash Project Management and only knows them from their previous work in our neighborhood.

**Treasurer Report:** Terry shared we are over budget in some areas but under budget in others therefore she is not concerned. Any items that were over budget in 2021 have been addressed in the 2022 Budget.

**Management Report:** Melissa reported the Christmas lights should be on tonight. Roy stepped outside to verify the lights and they are not on at the clubhouse. Melissa will contact the vendor.

Most of the communication by FSR has been homeowners inquiring about account balances.

First Service will eblast the new payment mailing address to homeowners.

Terry motioned the meeting be adjourned at 8:09 pm. Roy 2nd. All in favor.