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

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

**April 25, 2023**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Shari Pallant, Shawn Faghihifar, Drew Heffner, Andrew Avalos

**Others in Attendance**. Melissa Chestnut-First Service Residential, Patty Cash-HOA Admin, Greg Walker-Architectural Control Committee

**Homeowners:** Ty Albright, Eddie Cash, Shirley McDade, Hong Yue Sun, Rick Weisburg attended in person. Nancy Micsko attended via zoom.

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

The meeting was called to order at 7:00 PM by Roy Atwood. Quorum has been met.

Andrew motioned the March 6, 2023, Board Minutes be approved. Shawn second. All in favor.

Shawn motioned the March 30, 2023, Board Minutes be approved. Roy second. All in favor.

Shawn motioned that the decision of the ACC be upheld that the generator to be installed at 1729 Branch Hollow be screened by either a fence or a bush. Drew seconded the motion. All in favor.

Roy motioned that the ruling of the ACC that a window unit is not allowed be upheld. Andrew seconded the motion. All in favor.

Andrew motioned to approve Matt Clark to the ACC as the replacement for Jenny Stewart who has resigned. Roy seconded the motion. All in favor.

Andrew motioned that Patty be allowed to spend up to $200 for piano tuning. Shawn seconded the motion. All in favor.

Andrew motioned to approve Protex Pest Control to service the common areas from April through September. Shawn seconded the motion. All in favor.

Roy motioned to accept the proposal for CTG to install exit buttons in the restrooms at a cost of $710.39. Shawn seconded the motion. All in favor.

Roy adjourned the meeting at 8:42 pm.

**Meeting Discussion**

The meeting was called to order at 7:00 PM by Roy Atwood. Quorum has been met.

Andrew motioned the March 6, 2023, Board Minutes be approved. Shawn second. All in favor.

Shawn motioned the March 30, 2023, Board Minutes be approved. Roy second. All in favor.

Roy explained the open meetings requirement as described in Section 209.0051 of the Texas Property Code.

**Homeowner Hearings:**

1. Rick Weisburg appealed the ACC’s decision that he needs to have the generator he wants to install be screened by either a fence or landscape. Rick shared pictures of utility boxes throughout the neighborhood that are not screened. Roy explained we do not have control of the easements where the utility boxes are located therefore, we cannot require them to be screened. Roy asked if he considered planting a bush in front of the generator. Sherry recommended he could plant the bush closer to the front of his house and not directly in front of the generator. She also asked if the generator can be painted. The Board discussed his request and agreed placing a bush in front of the generator is a viable solution. Shawn motioned that the decision of the ACC be upheld that the generator to be installed at 1729 Branch Hollow be screened by either a fence or a bush. Drew seconded the motion. All in favor.
2. Hong Yue Sun asked for clarification of the window unit rule in the covenants to be explained. He had a window unit installed on his home and was denied by the ACC to allow to leave it. The Board discussed the wording found in the covenants. Melissa will verify with our counsel regarding the wording. Roy motioned that the ruling of the ACC that a window unit is not allowed be upheld. Andrew seconded the motion. All in favor.
3. Nancy Micsko appealed the ruling that she have an alley tree planted. Nancy stated that she bought the home without an alley tree and therefore should not be required to plant one. Roy explained the HOA covenants require an alley tree. Greg Walker suggested she submit an ACC request asking for an exemption from having an alley tree. Roy explained some of the history of the HOA and how the covenants were originally drafted. He recommended she submit the ACC request for an alley tree waiver as suggested by Greg. Nancy stated that she will submit a request.

**Homeowner Forum:** Ty Albright provided a history of Homestead HOA and how the Board was formed. He provided details on the Welcome Packet, inspection forms, development of HOA Admin position, and that the Admin main job is to support the Board. Roy explained the role of the ACC and the requirements of fences in our neighborhood.

**Committee Reports:**

**ACC** –Shawn reported there have been many requests in the past month. The ACC has kept up with all the emails. He explained many discussions have been regarding tree waivers and window grids. Roy asked that the ACC stay consistent in their rulings. Andrew motioned to approve Matt Clark to the ACC as the replacement for Jenny Stewart who has resigned. Roy seconded the motion. All in favor.

**Landscaping:** Roy stated there was nothing to report for landscape at this time.

**Communications:** Roy asked Melissa to provide the deadline for the next newsletter. It was agreed that the secretary will handle the communications for the Board. Drew will update the Board for newsletter articles.

**HOA Admin:** Patty reported the 2 major water leaks recently; one on Branch Hollow and one at Hillside Park. Sunset was contacted for both issues.

There was a malfunction of the pool equipment on Sunday which was reported by a homeowner and the equipment was turned off by Ty Albright. Julio from Robert’s pool service was contacted and was able to get the equipment working until a replacement part can be installed. Patty

The ACC requests and discussions have been numerous and have kept the committee busy.

May and June will be busy with clubhouse rentals. Patty stated she has a wonderful committee who volunteers to open and close for rentals. The ruling stating a renter who has rented 4 times in a year and must have future rentals approved has worked fine. The church group on Sunday nights have been accommodating to the new rule.

Patty stated the clubhouse piano needs to be tuned. Rusty has been working on it but also recommended the HOA hire someone. Patty will search for a piano tuner. Andrew motioned that Patty be allowed to spend up to $200 for piano tuning. Shawn seconded the motion. All in favor.

JD Thomas has scheduled another HOA Game Night for Friday May 19.

**Financial Report:**

Andrew reported all is fine with the Budget. Melissa explained the reason for differences in dues income is a result of homeowners paying dues before the required date.

**Business Items:**

1. The Board reviews the proposal for Protex Pest Control. They will service the common areas from April through September. There is no price increase from last year. Andrew motioned to approve Protex Pest Control to service the common areas from April through September. Shawn seconded the motion. All in favor.
2. CTG Proposal for Exit buttons in restrooms. The Board discussed the need for exit buttons to be installed in the restrooms. Last summer a resident entered the restroom before 10 pm and was unable to exit since it was after 10 pm and the doors were locked. Patty was called to come and release the timed lock so he could exit. Roy motioned to accept the proposal for CTG to install exit buttons in the restrooms at a cost of $710.39. Shawn seconded the motion. All in favor.

Roy adjourned the meeting at 8:42 pm.