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

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

**April 26, 2022**

**7:00 pm**

**Board Meeting Minutes**

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

**Others in Attendance**. Melissa Chestnut-First Service Residential, Patty Cash-HOA Admin

**Homeowners:** Ty Albright

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

Roy called the meeting to order at 7:01 pm. Quorum has been met.

John motioned the minutes from February 28, 2022 and March 21, 2022 be approved. Andrew second. All in favor.

Andrew motioned the signs regarding social distancing be removed from the pool fence. Drew seconded. All in favor.

Roy motioned for Patty to purchase a $50 Visa gift card for Julio as a thank you for his hard work and dedication. Drew seconded. All in favor.

Roy motioned to accept the bid from Protex to treat the 3 parks for $125 each for 5 months and approve up to $125 to treat the pool area for 5 months. John seconded. All in favor.

Patty adjourned the meeting at 8:24 pm.

**Meeting Discussion:**

John motioned the minutes from February 28, 2022 and March 21, 2022 be approved. Andrew second. All in favor.

**Homeowner Forum:** Discussion regarding Ty and Diane Albright’s email encouraging homeowners to get to know their alley neighbors. It can be helpful to know names, phone numbers, and emails for any issues that might arise. Having a small get together to introduce each other and exchange information is up to each individual homeowner.

**Ty Albright:** Ty presented an overview of the history of Homestead Board of Directors, the Welcome Packet, Inspection Form and scope of work of the HOA Administrator and First Service Residential. The documents were emailed to the Board before the meeting.

**Reports:**

**A. ACC:** Shawn reported there are no outstanding request. There was a request to paint the brick of a home white which was denied. The ACC has ruled in the past that painting the brick is not allowed.

**B. Landscape:** Roy said the trees have been trimmed. Patty will follow up and make sure the mistletoe was removed from the trees in Maude Park. When Melissa met with Jacob from Bartlett, he said the crew thought the tree in question belonged to the home next door to the park.

**C. Volunteers/Committees:** nothing to report

**D. Communications:** John said the newsletter was approved. Melissa said it has been mailed to all homeowners. Patty printed a copy for Mrs. Toews. She was very appreciative of the article Patty wrote regarding her family farm history. John is working with Rusty to analyze how many people are accessing the website. Melissa can provide a report of the number of homeowners who have opened the newsletter that was emailed.

**E. HOA Admin:** Patty was happy to report the sidewalk construction on Cemetery Hill at Morning Glory is scheduled to begin mid- August. Patty started working on this request in 2018.

Tim Green reported to Patty the sewer drain, the curb and the street are no longer in alignment. on Countryside at Auburn. A few car's tires have been damaged including the surveyors for the creek area. Repairs are scheduled for 2023.

Patty requested the signs regarding social distancing on the pool fence be removed. The signs were placed in 2020 during the pandemic and are now faded. Andrew motioned the signs regarding social distancing be removed from the pool fence. Drew seconded. All in favor.

Patty was contacted by Jill Sparks of the Homestead Elementary Auction Committee requesting use of the folding tables for the school’s fundraiser. Since it is for a school function, the Board agreed. Andrew stated the tables will be replaced if damaged.

Julio from Robert’s Pool Service asked if there could be a solution regarding the trees at the pool. Currently, many leave and debris are dropping into the pool causing extra cleaning at the pool. Roy stated the trees around the kiddie pool were recently trimmed. Our HOA does not want to remove any trees since they provide shade for residents. Roy motioned for Patty to purchase a $50 Visa gift card for Julio as a thank you for his hard work and dedication. Drew seconded. All in favor.

**Old Business:** Pergola repairs have been completed. The company did a good job and they should last another 5 – 7 years.

Roy mentioned the grill at the pergola needs maintenance. The grates and grill area are worn out. John and Andrew will discuss with Bill Titterington and come up with a plan for repairs.

**New Business:**

**A. Primrose Park lighting:** A homeowner requested additional brighter lighting at Primrose Park. The lights were installed with homeowners in mind so they would not be too bright. The cost to upgrade from (6) 30-watt bulbs to (6) 50-watt bulbs would be $475 each. Additionally, there are (2) 17-watt bulbs which could be replaced with the 30-watt bulbs since the crape myrtles where they are located could not handle the 50-watt lights. The Board decided not to upgrade the lighting.

**B Maude Park sign:** Patty informed the Board of the discussion she had with Mrs. Toews regarding a sign for Maude Park. Mrs. Toews said she was told a sign would be placed at the park which was named after her mother. Melissa has one bid from Tamrack. She will work on additional bids. Andrew, John and Drew offered to install the sign if needed. The Board would like to see the sign installed soon so that Mrs. Toews can see it.

**C. Replace HOA signs:** Patty and John handled getting new HOA signs from FastSigns for 5 of the signs which had faded. John picked them up and installed them.

**D. 2021 Audit:** Melissa has acquired one proposal for an audit. Roy will provide the name of another company for the audit. The estimate for an audit is $2000 - $3000.

**E. Pest/Yard Treatment:** Roy motioned to accept the bid from Protex to treat the 3 parks for $125 each for 5 months and approve up to $125 to treat the pool area for 5 months. John seconded. All in favor.

**Financials:** Andrew reviewed the financials and stated they look good. Each month he will verify the expenses were coded correctly, check the outgoing checks to vendors and stay on top of delinquent accounts. Roy reminded him the water bill will fluctuate due to leaks that occur and the amount of rain we receive. This is always our biggest expense and fluctuation.

**Management Report:** Melissa stated there are currently 24 open violations. The pool permit has been renewed and Patty will place at the pool. The pool furniture has been cleaned and staged for the season. John reported carpenter ants or termites on one of the porch pillars. They were carpenter ants and the area has been treated. Melissa is getting bids for repair of the pillar.

**Misc:** John said Jim Yauch is asking if frisbee/disc golf could be installed in the park near the creek area at Countryside and Auburn. John and Jim will develop a plan and present a proposal to the Board.

Patty adjourned the meeting at 8:24 pm.