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

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

**May 31, 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:**

**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.

Andrew motioned the minutes from April 26, 2022 be approved. Drew second. All in favor.

Roy motioned to accept the proposal from Fast Signs for the 60” x 32” x 2” sign at a cost of $5036.87. Andrew seconded. All in favor.

Andrew motioned to accept the proposal from Timothy, DeVolt Certified Public Accountants for the audit for $1,550.00. John seconded. All in favor.

Roy motioned that beginning January 2023, a resident renting the clubhouse in excess of four times a year is subject to Association approval not less than 30 days in advance. Andrew seconded. All in favor.

The grill repair discussion has been tabled until the next meeting.

Patty adjourned the meeting at 8:29 pm.

**Meeting Discussion:**

Andrew motioned the minutes from April 26, 2022 be approved. Drew second. All in favor.

**Homeowner Forum:** A homeowner arrived and asked about a tree which is hanging over from the neighbor’s yard. He asked for assistance to have the neighbor cut the tree branches. Melissa and the Board stated that unless the tree is in violation, the HOA is unable to assist. This would be a discussion between homeowners. Melissa informed him that if the tree branches are in his yard, he is able to cut them back. The homeowner will speak with his neighbor.

**Reports:**

**A. ACC:** Shawn reported there are no outstanding request.

**B. Landscape:** Roy said the trees have been trimmed. Melissa has not heard back from Jacob with Bartlett about removing the mistletoe from the trees at Maude Park.

**C. Volunteers/Committees:** Patty announced the Summer Kick Off was a success. The next New Neighbor Meet & Greet is Thursday June 9 7pm at the clubhouse.

**D. Communications:** John said the articles for the next newsletter are due by June 17. Melissa said the newsletter could go out sooner if they receive the articles sooner. John will add an article encouraging homeowners to create floats for the July 4 parade.

**E. HOA Admin:**

1.Patty asked how the Board wants to handle security issues. Recently we had 2 different groups of kids use pool cards to enter the pool. They were throwing chairs in the pool and using them on inflatables. The Board decided to deactivate the pool cards until an Amenity Access Agreement was on file and they received a letter from the children acknowledging the misuse of pool furniture, confirm it will not happen again and apologize for the activity. Melissa will deactivate the pool cards and contact the homeowners.

2. Patty asked if the Board wants to add an additional camera facing Morning Glory since there seems to be kids jumping the kids in that area. Roy stated that if someone is in the pool area without entering the gate, we can assume they jumped the fence and Patty should call Carrollton PD to report it.

3. Patty had the doorknob on the front door of the clubhouse repaired. The hardware is made by Baldwin so there is a lifetime warranty.

4. Thank You John for handling lowering the flags for holidays and other times as directed by the Governor or the President. The wind has torn the flags at the Countryside entrance and Patty has ordered 2 sets to replace them.

**Old Business:**

A) Maude Park Sign:Discussion regarding the three proposals for the Maude Park sign. Roy motioned to accept the proposal from Fast Signs for the 60” x 32” x 2” sign at a cost of $5036.87. Andrew seconded. All in favor.

B) Audit: Discussion regarding the two proposals for an Audit. Andrew motioned to accept the proposal from Timothy, DeVolt Certified Public Accountants for the audit for $1,550.00. John seconded. All in favor.

C) Clubhouse Rental Policy:Discussion regarding multiple rentals by the same homeowner. Roy motioned that beginning January 2023, a resident renting the clubhouse in excess of four times a year is subject to Association approval not less than 30 days in advance. Andrew seconded. All in favor. The verbiage will be added to the rental agreement.

D) Grill Repair: This discussion has been tabled until the next meeting. Andrew and Melissa with meet with Tamrack Solutions to review the possible repair.

**Financials:** Andrew reviewed the financials and stated they look good. He asked Melissa to find out how the Petty Cash is allocated. The report shows the delinquencies are down. Revenue increase is due to fees collected. Discussion regarding the need to increase dues. Roy said it is best to spread dues increase over a long period of time.

**Management Report:** Melissa has finished the inspections for Morning Glory and Bluffview. Of the violations issued, the most are for tree violations.

Patty adjourned the meeting at 8:29 pm.