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

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

**Via Zoom**

**July19, 2021**

**7:00 pm**

**Board Meeting Minutes**

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

**Others in Attendance:** Patty Cash-HOA Admin, Shonna Brown-First Service Residential, Myria Carson-First Service Residential

**Homeowners:** Rusty & Sarah Nejdl, Rhonda Ferlita, JD Thomas, Ty & Diane Albright, John Waida, Justine Faghihifar, Rich Gregor, Wendy & Andy Hyink, Scott & Kristine Carrington, Drew Heffner, Frank Minicieli, Mark Burrell, Mark Gonzales

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

Zoom Meeting was called to order at 7:01 by Jill Sparks. It was acknowledged that quorum was achieved.

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

Roy motioned that the couch, broken desk and carpet be removed from the clubhouse. Jill 2nd. All in favor.

Roy motioned the decision regarding the Primrose Park playground maintenance be tabled until all estimates are in. Terry 2nd. All in favor.

Roy motioned to accept the bid from Gary Cash to repair the pergola at the pool for $750. Jill 2nd. All in favor.

Roy motioned to accept the bid from J. Marroquin G.C. for $3250.00 to install drain boxes, trench and pipe at Primrose Park. Jill 2nd. All in favor.

Jill motioned to accept the bid from All-Safe Pest Control for 6 months for $974.58 to treat chiggers and fire ants at Primrose Park, Hillside Park and Maud Park. Roy 2nd. All in favor.

Roy motioned the meeting be adjourned at 8:34 pm. Jill 2nd . All in favor.

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

Allow Travis Thompson to host Meet the Candidates at clubhouse on Tuesday May 20 from 6:30 pm – 8 pm. If all candidates and all the homeowners are invited and there are no biases involved, the board is willing to offer use of the clubhouse or outside the clubhouse area.

Approved to have Patty purchase a new ladder from Costco for the clubhouse.

**Homeowner Forum:**

John Waida inquired about a previous offer to install horseshoe or corn hole pits in the pool area. Jill asked John to send more details and cost estimate. The Board will consider the project and vote at the next meeting.

**Committee Reports:**

**ACC** –Shawn reported ACC there are few outstanding requests. The requests have increased recently and most are regarding landscape and painting.

**Landscaping:** Roy updated recent activity with landscape company.

1. The plants in the islands were approved to be replaced. Shonna will follow up with Sunset regarding the status of the planting.
2. Removal of dead bushes due to winter storm has left a few spots with additional cleanup. Any of the areas that will have new bushes will wait until spring for the following reasons:
   1. Too hot in July to plant new vegetation
   2. Prices are higher than normal and the selection is low
   3. Waiting until spring will give us time to decide where and how much we want to plant. We do not want to overcrowd the areas again. Not as much is needed now that the plants originally planted have matured and filled in.
   4. We are considering the costs due to other needs at this time.

**Social:** Rusty reported on the recent events.

1)Meet & Greet held in May was well attended in person at the clubhouse. Eddie Cash went home to retrieve additional wine for the event.

2) Summer Kick Off Party was scheduled for May 28 but due to rain was rescheduled for June 4. Shari Pallant organized the event which was well attended.

4) July 4th parade and party was once again a great event. Doug North organized the parade and Jill Sparks and Shari Pallant planned the pool party. The event came in under budget since they were able to use leftover food from the Summer Kick Off party.

5) Currently Patty is working on scheduling a food truck. She also is inquiring about a Bubble Truck.

6) The Fall Festival is in November. We still need someone to organize this event.

**Communications**: Next newsletter due to go out approximately Aug.23. Since we send it digitally, we are able to flex on the date.

**Misc. Community Topics:** Terry had nothing to report.

**HOA Admin:** Patty reported the sidewalk at NW corner of Morning Glory and Cemetery Hill is needing repair. Part of the ramp has been elevated causing a step to occur. The city said they could only fill the area with asphalt but this is not a good fix. When the sidewalks are installed on Cemetery Hill, the city will try to incorporate this repair into that project.

Clubhouse rentals are increasing.

Furniture in the clubhouse needs to be updated removed. Patty asked the board if they were ok with removing the peeling couch, broken desk and carpet in front of the fireplace. If the budget allows after other repairs, the couch might be replaced.

Roy motioned that the couch, broken desk and carpet be removed from the clubhouse. Jill 2nd. All in favor.

Patty reported a teen was locked in the men’s restroom Friday night. He entered before 10 pm but the door locked before he could exit. Patty suggested extending the time lock. It was decided to have the restroom doors lock at 10:30 pm instead of 10 pm. Diane Albright asked if the clubhouse is rented after 10 pm will they have access to the restrooms. Patty stated there is an override switch which will keep the doors unlocked as needed.

**Old Business:**

A) Primrose Park Discussion: Roy explained the playground border needs repair and the wood chips replaced or updated. To fix the border and replace the wood chips would cost approximately $9000. The Board is looking into a more permanent solution.

Roy shared the estimates already received by Shonna. The most expensive is $54,000 for poured in place rubber. Another feasible option is rubber mulch for $32,000. Shonna has requested additional estimates for synthetic grass turf which should be sent to her by August 1. The reserve fund could be used for part of the repair as it is maintenance. The remainder of the cost would be new construction. Assuming we don’t have additional major repairs this year, the rubber mulch option could be possible.

Jill agreed the rubber mulch would be a better solution than wood chips. She would like to evaluate the estimates for synthetic turf before making a decision.

Roy inquired about approving the rubber mulch and if the synthetic turf close to the same cost, it could be approved.

Mike Gonzales asked if the turf would be hot in the summer as the artificial turf, he put in his backyard is too hot for his kids. Shonna will ask the vendors about the heat on the turf. Jill said it is used in Arizona year-round with no issues. Roy pointed out that it has to be approved for playgrounds so that if a child falls, they will not be hurt. Jill said there is material put down under the turf which keeps it soft.

Justine Faghihifar asked how often the rubber mulch needs to be replaced. Shonna stated it would depend on the yearly inspection. Shawn Faghihifar was concerned the rubber mulch that ends up in the grass would not be biodegradable like the wood chips. Terry stated the turf would be a more permanent solution.

Mike Gonzales expressed his concern regarding Primrose Park. He asked about a cover over the playground which Jill responded it is not in the budget.

Diane Albright reminded residents of the fundraiser years ago to help build the playground. The HOA sold bricks. Roy said fundraising is an option if volunteers want to handle it. Any improvements to playground would have to be approved by the Board from the money raised.

The Board is planning on a solution for Primrose Park once all the bids are in for the different options.

Roy motioned the decision regarding the Primrose Park playground maintenance be tabled until all estimates are in. Terry 2nd. All in favor.

B) Picnic Tables: Jill recommended adding picnic tables to the pool area should be postponed due to other expenses. She said there was enough seating for all participants at the July 4 Pool Party.

C) Reserve Study: Shonna explained the Reserve Study the Board received is marked “Draft” until the Board accepts the document. Roy stated he had no questions. We are fully funding our reserve fund. He is encouraged that our decision to increase funding has paid off. He explained why we pay for a Reserve Study every 5 years.

**New Business:**

A) Pergola Repair Main Pool: Roy motioned to accept the bid from Gary Cash to repair the pergola at the pool for $750. Jill 2nd. All in favor. It was noted that Gary Cash is no relation to Patty Cash.

B) Primrose Drainage: A homeowner reported standing water at Primrose Park. Roy inspected the area during our monsoons this year. Water was standing 4” deep in the low spot beyond where the playground is located. Review of drain proposals by the Board. Roy motioned to accept the bid from J. Marroquin G.C. for $3250.00 to install drain boxes, trench and pipe. Jill 2nd. All in favor.

C) Pest Control Maintenance: Terry recommended we only treat chiggers and fire ants. Spraying/fogging for mosquitoes will not be a long-term solution. Discussion over the estimates. Jill motioned to accept the bid from All-Safe Pest Control for 6 months for $974.58 to treat chiggers and fire ants at Primrose Park, Hillside Park and Maud Park. Roy 2nd. All in favor. If this solution doesn’t help, the Board will revisit the problem.

**Financials:** Terry reported after reviewing the financials with Roy (previous treasurer) we have the money available to complete the upcoming maintenance projects. Part of the Primrose Park playground will be funded from the reserve fund as maintenance and part from budget for new construction. We are under Budget for the year. The dues are coming in fine with a few accounts needing extra time.

**Management Report:** Shonna stated she will be working with Terry for the 2022 Budget.

Patty announced Shonna receiving #1 status on Google Review for the 2nd quarter. Congratulations to Shonna!

Shonna has received a promotion and will be leaving The Homestead the end of August.

Shonna introduced Myria Carson who will be our new property manager starting September 1.

Roy motioned the meeting be adjourned at 8:34 pm. Jill 2nd . All in favor.