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

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

**June 27, 2023**

**7:00 pm**

**Board Meeting Minutes**

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

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

**Homeowners:** JD Thomas, Elizabeth Wood, Aftab Bhojani, Mike Craig, Lauren Medoff

**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 April 25, 2023, Board Minutes be approved. Shari second. All in favor.

Andrew motioned the $48 fine for late payment for 1803 E Branch Hollow be waived. Roy 2nd. All in favor.

Roy motioned to waive the $600 fine for street and alley tree replacement 1825 Morning Glory. Shari 2nd. All in favor.

Andrew motioned to accept the option from Lentz Landscape Lighting for $900 pending Roy’s meeting with them to confirm. Shari 2nd. All in favor.

Roy adjourned the meeting at 8:19 pm.

**Meeting Discussion**

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

Andrew motioned the April 25, 2023, Board Minutes be approved. Shari second. All in favor.

**Homeowner Hearings:**

1. Aftab Bhojani requested the $48 fine for late payment be waived due to an issue with ClickPay. Andrew motioned the $48 fine for late payment for 1803 E Branch Hollow be waived. Roy 2nd. All in favor.
2. Homeowner at 1825 Morning Glory was missing alley and street trees. Due to health issues, he was finally able to get them placed. He sent an email to Melissa requesting the $600 fine be waived. Roy motioned to waive the $600 fine for street and alley tree replacement 1825 Morning Glory. Shari 2nd. All in favor.

**Committee Reports:**

**ACC** –Shawn reported the number of requests has slowed down for the summer. One denial for a tree alley waiver.

**Landscaping:** Roy stated most the of landscape issues recently have been for irrigation repairs. Sunset is quick to respond to leaks.

**Communications:** Melissa reported the newsletter submissions were sent to the design team. The newsletter should be sent to Drew and Patty for approval later this week and then emailed to the neighborhood.

**HOA Admin:** Thank You's to: Andrew Avalos for changing lightbulbs on the clubhouse this week. Drew Heffner for changing AC filters instead of us paying the porter service. Eddie Cash for assisting Patty with a new clock for the pool area. The current clock has been damaged, the cover cracked which causes the hands not to move. A new clock should arrive this week.

More trespassers at the pool this past Friday and Saturday nights which resulted in the Carrollton PD being called. No damage to the pool or clubhouse. Patty shared an email from Eddie Cash with options for extra security. At this time, the Board decided to have motion lights added. Patty will reach out to Doug North for his lighting ideas.

The clubhouse piano was tuned on June 15.

Patty has requested a new iPhone as the current Admin phone is an iPhone 6S. She can no longer access the security cameras from her phone. Melissa is working on a new one.

**Financial Report:**

Andrew reported all is fine with the Budget. Once the dues come in, our cash assets will increase to reasonably meet budget. Most of the expenses have been landscape with irrigation repairs and removing a dead tree at Primrose Park. He asked Melissa to investigate a $270 payment to Frontier.

**Business Items:**

1. The Board reviewed the proposal from Sunset to cover the dirt at Maude Park. Shari was concerned about rats or snakes if there is a thick ground cover. Discussed putting gravel instead of ground cover but keeping it off the sidewalks is a concern. For now, the Board decided to leave the area as dirt for now.
2. Patty reported some of the pool tables are falling apart and need to be replaced. There is $2500 allocated in the budget for pool furniture. Patty will check the tables and let Melissa know how many need to be replaced.
3. Primrose Park lighting proposal reviewed. Andrew motioned to accept the option from Lentz Landscape Lighting for $900 pending Roy’s meeting with them to confirm. Shari 2nd. All in favor.
4. The Board reviewed the options for more security on the restroom doors. At this time, they decided neither option is feasible.
5. JD Thomas had submitted three proposals for installing a pickleball court north of the pool. Andrew asked details about monitoring the schedule and keeping the equipment. JD stated they haven’t thought all the details through yet but checking to see if it should be pursued. Due to the cost of installing and upkeep, the decision was to survey the neighborhood to see what the interest is for installing a court.

Roy adjourned the meeting at 8:19 pm.