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

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

**October 4, 2022**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Drew Heffner, Andrew Avalos

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

**Homeowners:** Rhonda Ferlita

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

Roy called the meeting to order at 7:02 pm. Quorum has been met.

Drew motioned the minutes from August 23, 2022 be approved. Andrew second. All in favor.

Andrew motioned to renew the contract with First Service Residential with the management fee for 2023 changing from $2,799.75 to $3,079.73. Drew 2nd. All in favor.

Roy motioned to approve the 2023 Budget with the adjustments made during the meeting. Drew 2nd. All in favor.

Roy motioned to approve the proposal from Sunset Landscape of $2953.00 for sod and plant replacement. Andrew 2nd. All in favor.

Drew motioned to approve the proposal from Eco General Contractors at a cost of $1650.00. Roy 2nd. All in favor.

Roy motioned to approve the pool handrail repair by Robert’s Pool Service at a cost of $786.87. Drew 2nd. All in favor.

Roy motioned to approve the installation of 6 common area trees to be billed in the 2023 budget. Drew 2nd. All in favor.

Patty adjourned the meeting at 8:08 pm.

**Meeting Discussion:**

Drew motioned the minutes from August 23, 2022 be approved. Andrew second. All in favor.

**Homeowner Forum:**

~Rhonda asked about having the sidewalk repaired in front of her house. Patty and Roy explained the City of Carrollton Sidewalk Grant program.

**Reports:**

**A. ACC:**  Shawn provided an ACC report showing the number of requests, approvals and denials.

**B. Landscape:** Roy stated we are over budget on landscape due to the irrigation breaks. Many of the breaks are due to the drought. He has not preauthorized proposal for sod replacement and trees due to budget concerns.

**C. Volunteers/Committees:** Next New Homeowner Meet & Greet is Thursday October 20 at 7pm at the clubhouse.

**D. Communications:** Patty reported the Fall newsletter has been sent out and a copy delivered to Mrs. Toews.

**E. HOA Admin:** All 3 checks from restroom vandalism have been received and delivered to Melissa. One of the parents sent a picture of her son picking up trash in the creek area. Board decided not to waste more time trying to remind the other 2 to pick up trash.

Patty will verify that all ACC bulletins have been filed with Denton County. Roy gave Patty copies of all the documents he has that were recorded.

**Financials:** Andrew reported that everything is staying close to the budget. The latest statement shows income is down due to 3rd quarter dues not being reflected in the statement.

The deposit for the holiday decorations has been paid for 2022.

Water bill was high which was expected due to the drought and all the breaks.

Contract with electric company is valid until 2024.

**New Business:**

**First Service Residential Contract Renewal:** Andrew motioned to renew the contract with First Service Residential with the management fee for 2023 changing from $2,799.75 to $3,079.73. Drew 2nd. All in favor.

**Budget Discussion:** The Board reviewed the reserve funds and a possible dues increase. Due to all materials and services being increased, our expenses have increased. The Board will hold off on dues increase until 2024. It has been 6 years since an increase. Before the annual meeting, the Board will evaluate and decide on an increase which will be announced at the annual meeting. The Board reviewed the budget.

Roy motioned to approve the 2023 Budget with the adjustments made during the meeting. Drew 2nd. All in favor.

**Sunset Proposal:** Sunset sent a proposal for sod replacement at Branch Hollow island east of Morning Dove and for additional plants at Branch Hollow and Rabbit Run. Roy motioned to approve the proposal from Sunset Landscape of $2953.00 for sod and plant replacement. Andrew 2nd. All in favor.

**Rabbit Run community wall repair:** Board reviewed proposals for the wall on Rabbit Run. Drew motioned to approve the proposal from Eco General Contractors at a cost of $1650.00. Roy 2nd. All in favor. This expenditure can be paid out of the reserve fund.

**Pool Handrail Repair:** Roy motioned to approve the pool handrail repair by Robert’s Pool Service at a cost of $786.87. Drew 2nd. All in favor.

**Missing Trees:** Proposal to replace 6 missing common area trees and apply soil and mulch as needed by Sunset at a cost of $4756.00. Roy motioned to approve the installation of 6 common area trees to be billed in the 2023 budget. Drew 2nd. All in favor.

Patty adjourned the meeting at 8:08 pm.