**Homestead of Carrollton HOA**

**Board of Directors Meeting February 19, 2018**

**Minutes**

**Board Members Present:** Ty Albright, Neil Anson, Sarah Nejdl, Roy Atwood, Paulette [Chukkala](https://plus.google.com/u/0/110288977467073276156?prsrc=4)

**Others in Attendance**: Christie Wilson of First Service Residential, Inc.

 Patty Cash – HOA Administrator

 Homeowners present: Stacy Wilkerson and Johna Hayse

President Neil Anson acknowledged that quorum had been established and called the meeting to order at 7:03 pm.

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

1. Roy made a motion that the minutes from the January meeting approved. Ty seconded. All were in favor.
2. Board decided at this time the Neighborhood Grant program would not be practical for the lighting improvements at Primrose Park. Roy made motion that lighting be installed at the gazebo at Primrose Park at a cost not to exceed $500. Sarah second motion. All were in favor.

**Homeowner Forum**.

 As a homeowner, Roy expressed his concern about the current counsel not acting in the neighborhood’s best interest. He inquired as to whether it has been discussed changing attorneys. Ty agreed with Roy’s concern.

**4.Committee Reports**

• **Ty – ACC (Board Liaison to the ACC**) – The ACC team is working efficiently and responds to requests within 30 days. The outstanding requests are waiting for additional information from the homeowner. The current inspections by First Service Residential have increased the number of ACC requests.

• **Roy- Landscaping** (working with and providing guidance to landscape contractor) Roy met with landscape company and met one of the two new representatives. Justin who has worked with us recently will be moving on to a new company. This year the priority will be to continue improving the grass throughout all the common areas. The irrigation repairs during 2017 have shown improvement in the grass and a decrease in the water bill. The mud issues on the sidewalks from poor turf will be addressed by planting St. Augustine grass at Hill Park. Roy is getting a bid to improve the grass in the esplanade on Morning Glory. This area was designed for teams to use to practice and has been poor quality the past few years. They will also be treating the area for fire ants. Plants at Maude Park and Primrose Park will be addressed once the turf is established. The weeds near creek across from Countryside will be treated so grass can grow. The sprinklers in this area have been turned on once again. There will not be not be a need for a French Drain at Hillside Park since the mulch is helping and St. Augustine grass will be added. The corner at Rabbit Run and Countryside will be cleaned up and plants established.

• **Sarah – Volunteers/Committees** (including effort to recruit future board members). Sarah has contacted 10 homeowners and 2 have shown an interest in running for a board position.

• **Neil Communications** He will be sending out the annual meeting notice to homeowners. He will encouraging those interested to run for a board position. He will also explain the need for quorum to be met so we do not have to reschedule the meeting.

• **Paulette Home Inspections** She had no additional information to report. Christie explained she will be visiting neighborhood twice a month to check on violations and do monthly inspections.

• **Patty HOA Administrator** Patty has sent out information regarding painting mailboxes due to the amount of emails and calls received inquiring about the procedure. She has picked up 4 proxy forms in the drop box. We will be keeping the deposit from Saturday night’s rental due to the clubhouse not being cleaned thoroughly. Board agreed we should keep deposits as stated in the contract.

 The discussion for the grant program is tabled for now.

**5.Management Report/Financial Report from Treasurer.**

* Overview of the monthly financials and delinquency report.
* The drinking water fountains will be repaired once the weather is warmer.
* Discussion about the grant program. Patty informed the Board that the grantors require grant projects to be matched with “sweat equity” of neighbors working together plus a financial match. The project to improve Primrose Park with lights is not a group project. The Board concluded it would not be beneficial to pursue a grant this year. Roy made motion that security lights be installed at the gazebo at Primrose Park at a cost not to exceed $500. Sarah seconded. All are in favor.
* Proxies have been sent with meeting notice indicating the Secretary or a person named can vote for the homeowner. Currently they have received 20 proxies in the mail.

**6.New Business** : Board spent time updating the power point presentation for the annual meeting. Sarah chose tentative dates for the New Neighbor Welcome gatherings for 2018: April 5, June 7, August 9, October 4 and January 10, 2019.

**7. Old Business/Tasks**

 Roy verified the speaker from the appraisal district will be at the annual meeting. Appraisals will be mailed in April this year.

Neil adjourned the meeting at 9:04 pm Sarah seconded. All were in favor.