**Homestead of Carrollton HOA**

**Board of Directors Meeting November 13, 2017**

**Minutes**

**Board Members Present:** Ty Albright, Neil Anson, Sarah Nejdl, Roy Atwood, Paulette Chukkala

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

 Patty Cash – HOA Administrator

 Homeowners in attendance: Mark Burrell

President Neil Anson acknowledged that quorum had been established and called the meeting to order at 7:02 pm.

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

1). Approve the minutes from the 10/30/2017 board meeting. Motion made by Neil, second by Sarah. approved by all Board Members in attendance.

**Homeowner Forum**: Mark Burrell asked why 1726 Auburn was approved to paint the exterior of their home blue. He expressed his distaste for the color stating it is too bright and not in line with the rest of the neighborhood. Ty (ACC liaison) responded the ACC approved the color based on the documents and bylaws for Homestead. There is no pre-approved palette. Mark requested the names of the ACC which Neil provided. Neil explained how the ACC works and what is accepted can be different based on the opinions of the current committee. Mark asked what is the standard in the neighborhood. Roy explained the developers who planned the Homestead did not want the Victorian style homes to all look the same. There are other homes in the neighborhood with color so this one is within the guidelines for the neighborhood.

**Committee Reports**

* • **Ty – ACC (Board Liaison to the ACC**) – The ACC team is working efficiently and responds to requests within 30 days. Currently there is one ACC request outstanding.
* • **Roy- Landscaping** (working with and providing guidance to landscape contractor). Roy has been working with Justin Knox to plan the landscape needs for 2018. The last big project was irrigation repairs and are basically complete. The focus is to improve the turf grass with 1 stronger treatment in the spring followed by 2 additional treatments the rest of the year. Justin brought an arborist to analyze older trees in Maude Park which need trimming. The proposal will include removing cedars on Rabbit Run and mulch to help erosion at Hilltop Park. Adding mulch is a less expensive option rather than installing a French drain at this location. Discussion regarding the pros and cons of root collar and pest disease control. Neil made a motion for Roy to coordinate the proposal with Justin at his discretion. Ty second. All voted in favor.
* **Sarah – Volunteers/Committees** (including effort to recruit future board members)

Sarah has no new recruits. She spoke with homeowners at Chili Cookoff who seemed to be very interested in learning about the neighborhood. The Fall Festival was a success and all went well.

• **Neil (Communications)** No additional information. An email was sent out asking for volunteers for Fall Festival

**Paulette (Home Inspections)** Paulette reported she has not received violation report or inspection report from property management. Christie reported she has not located any hand written inspection reports. She will get all inspections done by year end. Ty expressed his frustration stating our contract with First Residential has not been fulfilled since inspections are not being done yearly. He recommended they outsource the work if needed to get the inspections compete. The infections will be scanned and placed in Connect for each home.

 After speaking with John Romberger from the City of Carrollton, Paulette reported Oncor will install a light at Branch Hollow and Rabbit Run. The City will evaluate if another light is beneficial along Rabbit Run.

**Patty (HOA Administrator**) Mary Ellen Green (clubhouse volunteer) was concerned that too many people have keys to the clubhouse. It was decided at this time we do not need to rekey the clubhouse since it was done in April

Patty asked if a report should be filed with the Carrollton Police regarding the trespassers on Sunday November 12. The board decided a report should be filed since a homeowner had a picture of the license plate and the security camera shows one of the men jumping the fence. Patty will contact Carrollton police and file the report.

**Actions by the Board of Directors discussed and voted for approval.**

Since the landscape costs have been discussed earlier in the meeting, there was no further discussion on the Budget for 2018. Ty made a motion to approve the budget as proposed. Roy seconded. All were in favor and the budget passed.

**Management Report/Financial Report from Treasurer** Christie reported there will be no additional cost for pool service or porter service since we are keeping the pool open. The board questioned the need for the pool to be serviced 3 times a week in the off season. Christie will check with the pool service.

Sarah asked what the cost would be to install another trashcan at Primrose Park. She said when there is an event one trash can is not enough. After discussion it was decided Sarah will research and approve the cost to add a second trashcan with the condition that it will not cost more than $5/month to empty.

Christie asked if the cell phone plan has been changed. Ty responded it has not been done.

Roy questioned the need for the pool phone which is installed near the clubhouse gate. Christie said the phone is required by the City of Carrollton.

Neil adjourned the meeting at 8:32pm Sarah seconded. All were in favor.