**Homestead of Carrollton HOA**

**Board of Directors Meeting October 30, 2017**

**Minutes**

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

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

 Patty Cash – HOA Administrator

 Homeowners in attendance: Mary Ellen Green, George & Kathleen Leonty

President Neil Anson acknowledged that quorum had been established and called the meeting to order at 7:01 pm.

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

1). Approve the minutes from the 9/11/17 board meeting. Motion made by Roy, second by Ty approved by all Board Members in attendance.

**Homeowner Forum**: No issues were brought up at this time.

**Committee Reports**

* • **Ty – ACC (Board Liaison to the ACC**) – The ACC team is working efficiently and responds to requests within 30 days.
* Satellite dishes have been approved with conditions including not to be seen from the street. The city of Carrollton also has an ordinance for the installation of dishes.
* It was brought up by a board member who has noticed one member of the ACC seldom votes. It would be better to have an active ACC member. Consider finding a new volunteer at the annual meeting.
* • **Roy- Landscaping** (working with and providing guidance to landscape contractor). Roy has been working with Justin Knox and there are no new issues at this time.

Roy reported he has spoken with a resident about having a position on the board when one becomes available.

**Sarah – Volunteers/Committees** (including effort to recruit future board members)

Roy has spoken with a resident about having a position on the ACC when one becomes available.

• **Neil (Communications)** Communication will be sent to homeowners announcing future board meeting.

He will send email asking for more volunteers for Fall Festival. Jamyra noted the vendor checks have been sent for the Fall Festival.

Dog Pool Party was a success with 12 dogs and 30 people attending.

**Paulette (Home Inspections)** After speaking with John Romberger from the City of Carrollton, Paulette reported there will be no additional lights installed at Rabbit Run and Branch Hollow. The city is using their funds to improve the intersections at Rosemeade & Josey and Furneaux & Josey. According to John, the city will also be spending money on lighting on Josey north of Hebron between Baylor hospital and Parker Rd. That project hasn't started but money has been set aside for that project. Roy suggested researching the developer’s original agreement with the city. Is it possible for the city to provide the labor and pay electric costs if our HOA pays the installation fee. Paulette is going to check into these options

 Due to the lack of lighting at the corner of Rabbit Run and Branch Hollow, Sarahl offered to send an email reminding drivers to slow down Halloween night as we have many trick or treaters in our neighborhood.

George Leonty brought up his concern regarding the speed of drivers on Branch Hollow. Can the HOA do anything to help. Roy suggested reporting to the police and they will increase the patrol. Patty will update the request for a 4-way stop at Branch Hollow and Windmill.

 Paulette is going to work with First Residential to follow up on violations to be sure they have been corrected.

**Patty (HOA Administrator**) Patty reported on the pool incident on Oct.7. How do we keep people from jumping the fence? One homeowner suggesting raising the height of the fence but that is not feasible since the HOA only allows 6ft. fences. Jamyra is going to get a quote to add cameras especially for cars in the parking lot. They will be set so license plates can be read.

 City of Carrollton police has a program to register our security cameras. It would assist them in solving crime. Patty was given the ok to proceed.

 Patty reported on the study done at the intersection of Branch Hollow and Windmill Trail. Due to the lack of traffic and low number of accidents the city did not approve a 4-way stop for that intersection. They are looking to put “dip” signs so alert drivers. The report and data has been shared with Matt Clark (civil engineer) to look over.

 Discussion on the mailbox replacement for phase 2 homes. Brandon Industries has changed the look of the dual and single mailboxes. There is also an option available at Kingmetals in Dallas. Phil Riley offered to install these mailboxes for $250. Roy made a motion that for now the homeowners can choose between these 2 options until the ACC can look into the options. Ty seconded. All were in favor.

 The external hard drive Patty was provided with has stopped working. After contacting Carbonite regarding the issue, it was recommended HOA purchase a new external hard drive. Ty and Patty will look into purchasing one.

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

Discussion on keeping the pool open all year to allow residents to swim or use the grill. The bathroom will have to be left open. Christie will check on the cost for having the pool serviced and the porter service cleaning throughout the winter. The chairs and tables will still be placed closer to the clubhouse to prevent weathering. Ty made a motion for a Polar Bear Plunge to be scheduled on January 1 at 2pm as a HOA social event. The clubhouse would be open that day. The porter service would be contacted to clean after the even. Roy seconded. All voted yes

Holiday Decorations discussion. They will be put up the day after Thanksgiving and taken down first week of January. The vendor used in the past has our lights and wreaths stored at their warehouse. Roy questioned the need for the outline of the landscape at the Countryside entrance since the landscape has changed. Also would like to add lights to Rabbit Run and Standridge entrances. Christie is going to check on adding more lights and wreaths at those locations.

 Discussion for adding bathroom facility at Primrose Park. Due to the number of events and residents who use the park, Sarah suggested adding one single toilet and sink in a card access only structure. Mary Ellen Green was not in favor of having bathroom facilities so close to neighboring homes. She suggested talking to neighbors bordering the park. She also questioned spending HOA money to build it. Ty recommended we yield to community for input and have it discussed at the annual meeting in March. Roy mentioned there would also be zoning change with the city. George Leonty felt it would crowd the park if we add a small building. Sarah will research the options.

**Management Report/Financial Report from Treasurer**: Budget discussion. The largest increase in the 2018 is for landscape. Justin Knox provided a letter and estimates detailing the work needed based on our requirements. Roy pointed out if we get the turf areas looking healthy it will improve the look of the neighborhood. The 2018 bid details the plan for accomplishing the improvements. The Board discussed if the dues will need to be raised to offset increase in operating costs.

 Homeowners left the meeting at 8:15.

Jamyra reported the last 2 dues increases occurred in 2011 with a 5% increase and in 2012 with a 12% increase. Jamyra will ask Justin Knox to attend the next board meeting on November 13 to answer questions regarding the landscape costs. Roy made a motion the Budget discussion be tabled until the November meeting. Sarah seconded. All voted yes.

Neil adjourned the meeting at 8:52pm