

THE HOMESTEAD AT CARROLLTON HOMEOWNERS ASSOCIATION, INC.

**Board Meeting Minutes
January 23, 2017**

I. Call Meeting to Order

A quorum was present and Neil called the meeting to order at 7:16 PM.

Homeowner Board members present were:

Neil Anson – President
Ty Albright - Director
Steve Kerper – Director

Representing the FirstService Residential management team was Matt Kopchak and Cathy Quaid.

II. Review and Approval of Prior Meeting Minutes

Ty made the motion to approve the minutes. Steve seconded.
Motion passed unanimously.

III. Homeowner Forum

Mary Ellen Green was present. Mary Ellen stated that she was very happy with the landscaping change and has heard other positive input. She lives on Countryside and feels that street is much safer. She thanked the board for this decision.

IV. Committee Reports

Mary Ellen (clubhouse committee) also asked that if things are taken out of the storage closet they be returned where they were taken from. The clutter in the closet makes it hard to reach the cleaning supplies for renters. Ty offered to store the container with the pool blow-ups in his garage to save space in the storage closet.

Mary Ellen expressed the need to increase the number of volunteers on the social committee. It was suggested that a committee interest form be included with the annual meeting notice mail-out.

Ty reminded everyone in attendance that the Manly Man event would be held on January 27th at 6:00 PM. Ty stated that he had planned to talk with residents at the event and get interested parties to think about running for the board or volunteering. The same was mentioned to all of the participants at the ladies luncheon.

V. Management Report/Financial Review

Management is in the process of obtaining quotes for the pavilion repair. There was a brief discussion regarding the potential options.

Management asked if there was still interest in repainting the streetlights and cleaning of the streetlight globes throughout the community. It was determined that there is no need to repaint them at this time but Ty suggested a thorough cleaning would improve the aesthetics. The Board requested that management have a few poles cleaned and advise the Board once complete.

The street light addition was brought up. Cathy stated that it had been approved by the BOD and the City of Carrollton. Oncor has the request and will do it when they can. Nothing else needs to be done.

There was a discussion on the mailbox refurbishment. Cathy advised the Board that there is a soccer coach in the community seeking an opportunity for volunteer hours for his players. The Board requested that Cathy inquire to see if they would be interested

VI. Annual Meeting Planning

Cathy stated that Homestead Elementary is available for the March 20th meeting and has been scheduled. Set-up can begin at 6:00 and the meeting will be at 7:00.

Matt stated that the notice will be mailed on February 20, 2017. The direct proxy, candidacy form, pool card form and FAQ's would be included with the mailing.

Ty motioned that, at the request of Roy Atwood, that the term "certifying" be using regarding the ACC. Neil seconded. Unanimously approved.

Management recommended that we send out the candidacy form ahead of time so we can have names to include on the direct proxy. The Board requested that we send the form to the community via e-mail in advance of the February 20 mailing.

There was a discussion on the term limits for the Board of Directors.

IX. Adjourn

Neil moved that the meeting be adjourned, Ty seconded. Motion carried. Adjourned at 7:58 PM.