**THE HOMESTEAD AT CARROLLTON HOMEOWNERS ASSOCIATION, INC.**

**Board Meeting Minutes**

**June 20, 2016**

**I. Call Meeting to Order**

Board President Neil Anson called the meeting to order at 7:05PM.

Homeowner Board members present were:

Roy Atwood - Secretary

Ty Albright - Director

Steve Kerper -Director

Edwin Skelton -Treasurer

Neil Anson -President

Representing the FirstService Residential management team was Barbara McCormick-Thomas and Cathy Quaid.

George Holcombe from CEDCORE was there to present/discuss the Reserve Study.

Homeowners present: Rusty Nejdl (to discuss upcoming social activities), Ed Rossol, Bobby and Pamela Wright, Ronny and Peggy McCraw (to discuss tree ordinances), Robert McVey

**II. Review and Approval of Prior Meeting Minutes**

Roy move for approval of the May 16 Board meeting minutes as presented. Ty seconded. Motion passed unanimously.

**III. Reserve Study**

Reserve is fully funded at this time. CEDCore set a “fully funded” level at $203,000. (Fisher Smoucha valued it at $283,000).

George explained what fully funded means. The Association is able to replace/maintain components outlined in the schedule.

Discussion included irrigation repairs, tree replacement, whether these could be included as reserve components, how a security system would factor in to the study, how often the study can be updated.

Ty suggested that rather than placing any end-of-year operating funds into the reserve, that these funds be used for capital improvements.

Roy pointed out that while the Association is currently overfunded, that may not be the case in the future and funds spent now won’t be available.

Barbara to get controller replacement cost from GTL so that CEDCore can increase that allowance.

CEDCore to allow tree replacement allowance to replace dead and diseased trees.

George shared and explained chart details until the year 2046. He explained that everything gets reset as it is replaced.

**IV. Homeowner Forum**

Rusty Nejdl gave a report on the Pool Opening party. We were under budget on the event. We are good on food for the 4th of July parade and pool party. Rusty fixed the damaged blades on the sno cone machine. He ordered a new set so they will be ready when they are needed. He also ordered popcorn. He mentioned that the Meet & Greet was very successful and there were three new families that attended. He thanked Neil for attending. He is still looking for volunteers for the 4th of July event.

Ed Rossol shared talked about security camera and the fact that the picture is not always of good quality. He asked if it as possible that a picture can be taken when a card is swiped. It was mentioned that people don’t always come in the gate but come over it.

Ty suggested checking costs of different security packages and perhaps motion sensors turning on lights.

Barbara asked where 3 cameras would be set up.

Ty recommended allocating a budget for security cameras and Neil suggested asking someone in the business for recommendations. Ty also suggested WIFI as an amenity.

New homeowner, Robert McVey talked about different levels of WIFI service/security cameras. He knows of a package which includes 16 cameras for about $1500.

Ed Rossol asked about putting the cameras in the dormers.

Ty suggested a reward or no prosecution option. Ty made a motion to set the reward at $500. Roy seconded it. Motion passed unanimously. Ty offered to put it on the Discuss list and Cathy would send it out on eblast.

**V. Homeowner Concerns**

1. The homeowner who was on the agenda to speak was not able to make the meeting. He does not think it is fair that some residents can replace mailboxes with a $20 Amazon version while others are required to spend close to $200 for the fancier version. Ty maintained the there is an architectural continuity in replacing with the correct replacement. The homeowners request was denied. Roy seconded the motion. Motion passed unanimously
2. Ron McCraw presented his reason for asking for a variance to not replace a sidewalk tree in the same place. He said his sidewalk is buckling up and he does not want to deal with a sewage cleanout which other residents have had to deal with. He quotes Section 209 of the City Code about a tree having to be 12 inches from street. Ty recommended this be discussed in the Executive Session.

**VI. Street Light Committee**

No one responded to Ty’s request to attend the meeting and volunteer to be on the committee. Ty make the motion that a limit of $1000 be set aside for the project and Roy seconded. Motion passed unanimously

There was a question about bills increasing for extra lamps. Barbara said there are 9 meters on the property. Ty asked if there would be a bill for the street lamp added to Rabbit Run and E. Branch Hollow. Barbara will check about electrical meters

**VII. Pet Waste Stations**

Ed mentioned that they had them at Moore Farms but that they were a ways from the sidewalk so one would have to walk in the grass.

Ty stated that non-dog people would not want to be paying for this.

The issue was tabled and no motion was brought forward.

**VIII. Brick Wall Repair**

Barbara stated that she had only received one bid so far. Cathy stated that there were two companies coming out later in the week to bid on the project. Tabled.

**IX. Landscape**

Roy and Barbara went on landscape walk. Many areas need improvement – plants have died or are diseased. GTL suggests Board sets priorities as to what areas they want revamped this year.

1. Irrigation – Many areas have battery operated controllers, which consistently fail. They are buried underground and susceptible to moisture. Irrigator suggestion is to put controllers above ground, short, painted green to blend in. He feels these will last significantly longer. Roy feels this is top priority. Barbara to request pricing for above ground mters.
2. Multiple areas on the property need redesign. Plants are either not performing well or are too large, or planted in too many quantities, for their location. GTL requests Board to prioritize landscape needs. The Board agreed that priorities are: irrigation, lawns (weed treatment), fall proposals for key entrances and endcaps. Endcaps to be reduced for visibility – especially at Toews and Winding Trail (areas nearest schools). Barbara asked about landscaping at clubhouse – we went outside. Pool area also had some voids. Later this fall/next spring. Countryside median – spray is directed into street and watering was taking place after rain – GTL needs to ensure programming is connected to weather forecasts. Barbara informed Board that GTL was having difficulty obtaining access from Weathermatic but that these issues have been resolved. Barbara also noted that battery operated irrigation controllers are not part of the Weathermatic system and would need to be shut off by hand. The question was asked if the two homes that get their lawns mowed pay dues commensurate with Morning Glory (yes)
3. Barbara presented an updated bid from GTL that reflects additional service areas. Contract language has been revised to clarify plant warranty. Vendor to warranty plants that have died as a result of their failure to properly maintain the irrigation system. Ty motioned to approve the updated bid and sign the contract. Ed seconded the motion. Motion passed with the exception of Steve Kerper as he was out of the room.

Barbara stated that Bartlett Trees submitted a bid to raise the tree limbs on the medians for safety reasons. The bid was for $2500. The areas on Morning Glory and Cemetery Hill to limb up the shrubs to look like trees will require another bid.

Neil made a motion to trim the median trees. Roy seconded it. Motions passed unanimously.

Barbara reported that she was still talking to another porter service about lowering their bid.

**X. Porter Service**

Tabled.

**XI. Delinquency Review**

No action items this month.

**XII. Management Contract**

Ty made the motion to approve the management contract. Roy seconded. Motion passes unanimously. Ty requested a meeting to review the job description and status of action items.

**XIII. Adjournment**

The meeting was adjourned at 9:20PM.