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

**HOA Board Meeting Minutes**

**June 15, 2015**

**The Homestead Clubhouse**

**3917 Windmill Trail, Carrollton, Texas 75007**

I. Call Meeting to Order

The meeting was called to order at 7:00 p.m. by Katie Paul, Director of Management

Attendance

Homeowner Board members present were:

Neil Anson – President

Steve Kerper – Vice President

Edwin Skelton – Treasurer

Noureen Khan - Member

Those representing FirstService Residential management team was Katie Paul, Director of Management

II. Approval of May 18, 2015 Meeting Minutes

1. All were in favor to approve the minutes. Minutes approved by the BOD.

III. New Business

1. The board reviewed the Kiddie mulch proposal from Southern Botanical and requested additional pricing from other companies. FSR to obtain pricing.
2. There were items on the agenda to be discussed that were requested by a board member unable to attend and they were tabled: Southern Botanical Contract and Clubhouse Rental Rules (number of guests allowed in the pool area).
3. The board requested information on how many homes were in the lien stage and FSR went through those via the community’s Delinquency Report.
4. Several questions were posed about the collections process and FSR provided answers/ will request information from the association’s collection attorney to share with the board.
5. The board requested contact information of other attorneys that specialize in collections and FSR will provide a few names to Steve Kerper so that he can consider other options to bring to the board.
6. The board requested a copy of the depreciation schedule that accounting uses to record depreciation on the financials.
7. The board requested copies of payment plans from the attorney and FSR will request these.
8. The board requested that accounting send a pdf file of the financials to the board rather than log in to the Connect site, as there have been technical issues preventing some members from being able to view the financials.

V. Homeowner Forum

1. A homeowner requested that FSR determine the material of the kiddie mulch presented in Southern Botanical’s bid.
2. A homeowner came to the meeting to discuss a delinquency matter and FSR advised that this should be discussed privately and FSR would assist homeowner to resolve issue.
3. The social chair announced that she would be resigning after the July 4th event due to other commitments.

VII. Adjournment

The meeting was adjourned at 8:45 p.m.