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

**HOA Board Meeting Minutes**

**November 3, 2015**

**The Homestead Clubhouse**

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

I. **Call Meeting to Order**

The meeting was called to order at 7:02 p.m. by Neil Anson – President.

**Attendance**

Homeowner Board members present were:

Neil Anson – President

Steve Kerper – Vice President

Edwin Skelton – Treasurer

Kishore Chukkala - Director

Those representing FirstService Residential management team were Anna Carrette, and Cathy Quaid.

II. **Approval of September 21, 2015 and August 17, 2015 Meeting Minutes**

All were in favor to approve the minutes with no changes.

III. **Old Business**

 Special Guests with Southern Botanicals - Chris Carpenter and Matt Fowler

1. Southern Botanicals Proposals
2. October 29, 2015 Irrigation Inspection Repairs approved for $1,800.00
3. Seasonal Color change approved for $3,773.60.
4. Tree Trimming around the Pool area approved for $1890.00
5. Primrose Park Tree Trimming to be tabled until 2016 for review.
6. Review of other Proposals
7. Globus Management to prep and stain the 3 Pool Arbor approved for $4,000.00
8. Michael & Son’s Handy Man Services to remove the bee hive from gazebo approved for $550.00
9. Violation
10. Shrub Trimming Height- the BOD approved a variance to be made to the original foundation shrubs should not grow above the bottom of the windows in the front of the house 12 inch bush height below the front side windows of all the homes in the community. The variance is approved for the front side of homes for the bush height to be up to 3 feet from the ground; not higher to avoid a violation letter. An announcement will be put in our next Newsletter to advise all the homeowner of the variance made by the Board of Directors.
11. Alley Trees – the BOD have decided to take case by case since the required Alley Tree cannot be planted in some of the lots since the area is too narrow to really plant a tree.
12. Vinyl Fences- the BOD has voted to not to allow vinyl fences in the community.
13. Window Violation – the BOD has discussed to enforce all front side of home windows to be pane windows and to have the white/cream strip.

**IV. New Business**

1. Resident Services Management Report

The reports were reviewed and discussed

1. Reserve Study Summary Report (Major Expenses)

The reports were reviewed and discussed

1. Proposed 2016 Budget

The budget was reviewed and discussed to accept the 2016 Budget as is and to include:

1. Social Committee – 2016 Budget of $5,000.00
2. The Board of Directors unanimously voted to liquidate the US Bank Operating Reserve account of $50K into the Seacoast Capital Reserve account for the beginning of 2016.
3. The 2016 Annual Meeting to be scheduled for Monday, March 21, 2016.
4. Association Manager to get 3-4 Landscape Maintenance Contracts for 2016 and compare services and fees.
5. HOA Attorney- Ms. Susan Rice from San Antonio, TX

The BOD discussed Ms. Susan Rice services and fees.

**V. Adjournment**

Meeting Adjourned at 9:04pm