

The Homestead at Carrollton

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2019 Annual Meeting Minutes

March 18, 2019

Attendees:

Board Members: Sarah Nejdl, President, Roy Atwood, Treasurer; Jose Mora, Secretary, Jill Sparks Director

FirstService Residential: Shonna Brown and Roger Goldesberry

HOA Administrator Patty Cash

Homeowners in attendance: 35

Proxies received: 73

Meeting was called to order at 7:03PM by President, Sarah Nejdl.

Quorum was not met at the 30% needed to continue. Sarah Nejdl adjourned the meeting at 7:04PM.

The second meeting was called to order by Roy Atwood at 7:09pm. Quorum was met with minimum of 15% of homeowners present or turned in proxy.

In accordance with the Bylaws, Notice of the Meeting was mailed to all owners on record on February 11,2019 with the newsletter.

2018 Annual Meeting minutes were presented. A motion was made by Rich Phillips to approve the 2018 Annual Meeting minutes and seconded by Diane Albright. The motion was unanimously approved.

Sarah Nejdl reviewed the 2018 Board Accomplishments and 2019 Goals.

Board Elections were conducted. Shonna Brown listed candidates on ballot-Ginny Sahyouni. Shonna opened for nominations from the floor. Diane Albright nominated Terry Humphrey. John Waida nominated himself. Nominations were closed. All homeowners present voted via hand written ballots. Shonna Brown, Sarah Nejdl and Diane Albright counted votes during additional presentations. .

Roy Atwood presented financial review.

1. Roy Atwood explained a majority of homeowners are paying their dues on time. The delinquencies are at a minimum. If a homeowner has problems the board encourages them to reach out to them. Currently there are 4 homeowners delinquent.
2. Dues were increased in 2019 to fund the capital reserve account. A question was asked regarding the funding of the capital reserve. Roy gave a detailed explanation of how the reserve account is funded. A company has conducted a study and estimated the amount we will need each year to cover possible expenditures. Currently we deposit approximately $6000/month to the reserve fund.
3. The budget includes funds to repair and paint the pool fence and paint all the light posts in the neighborhood.
4. Our largest expense is landscaping due to all the land we own. We have put a priority in getting the grass to grow in the common areas.
5. The landscape at intersections was replaced with lower growing plants to improve vision of drivers. Many of the plants are perennials which saves us money on planting and watering.
6. The cedars at Josey entrance and along Rabbit Run were removed due to many of them dying and growing too large for the area. The outcome is a much cleaner look.
7. Roy asked the homeowners to contact Patty or Shonna when a sprinkler head is broken or a possible leak is present.
8. A large water leak was detected near Morning Dove Court due to an increase in the water bill. A leak detection company was hired to locate the leak and it has been repaired. We are working with the City of Carrollton for a credit on our water bill

Roy explained the reason for inspections. The Board put this process in place to help homeowners be aware of improvements which need to be addressed. The goal is to decrease the number of violations but informing homeowners of items which need to be repaired.

A question was asked about the ACC. Homeowners were told the requests are answered usually within 2 weeks. The current ACC is Tim Green, Greg Walker and Jenny Stewart.

Board meeting are each month. Homeowners are welcome to attend.

Sarah Nejdl presented an overview of the social events. She encouraged neighbors to attend and be sure to invite new homeowners.

John Waida invited all to participate in the annual Golf tournament on April 27 and get together at the clubhouse/pool the following Saturday May 4.

Jill made a plea for volunteers. The events in Homestead cannot occur without the help of residents. Currently the 4th of July is in need of 2 organizers. One person handles the parade and a second person handles the pool party.

Open Forum:

Ty Albright encouraged participation in the manly men events. He explained it is a simple process to organize an event. It is basically a get together with beer, food etc. The clubhouse is available and will be cleaned afterwards by out porter service.

 Sarah invited all residents to attend the New Homeowners Meet & Greet. If they know a new homeowner, be sure to invite them to the event. The next one is August 15.

 Sarah thanked the Board, all volunteers and HOA Admin Patty Cash for their commitment to our neighborhood. This is a great place to live with many events available to all residents.

Diane Albright thanked Sarah for serving on the Board.

Shonna encouraged homeowners to contact her by phone, email or in person with any questions or concerns. She is available to all residents. Board elections: Terry Humphrey and John Waida were elected to the 2019 Board

Question was asked about who is responsible for the sidewalk next to the street and how to get it repaired. Roy explained the 90/10 Sidewalk Grant program offered by the City. Due to older neighborhoods, there is not funding to fix newer areas such as ours.

Question about the streets in Carrollton being in such poor shape. It was explained about the soil and underground springs which affect the stability.

Question regarding how the dues are distributed throughout the neighborhood. Roy explained the due structure was set up by the original developer and was based on lot size. The homes on Morning Glory also pay an extra fee for lawn maintenance. The dues increase was across the board. The dues and lawn maintenance are not separate fees but are one fee. A study was done to be sure the lawn and dues are proportionately billed correctly.

Meeting adjourned at 8:20 PM – motion to adjourn made by Diane Albright and seconded by Tim Green.