



The Homestead at Carrollton

3102 Oak Lawn Ave Suite 202 Dallas, TX 75219

telephone (877) 378-2388 facsimile (214) 889-9980

2019 Annual Meeting Minutes

March 23, 2020

Attendees:

Board Members: Jill Sparks, President, Roy Atwood, Treasurer, Jose Mora, Secretary, Terry Humphrey, Director, John Waida, Director

FirstService Residential: Shonna Brown

HOA Administrator Patty Cash

Homeowners in attendance: 31

Proxies received: 90

Meeting was called to order at 7:00PM by President, Jill Sparks via Zoom.

Quorum was not met at the 30% needed to continue. Roy Atwood motioned the meeting be adjourned at 7:01PM. Terry Humphrey second. Meeting adjourned.

The second meeting was called to order by Roy Atwood at 7:02 pm. Quorum was met with a minimum of 15% of homeowners present or turned in proxy.

In accordance with the Bylaws, Notice of the Meeting was mailed and emailed to all owners on record on February 24, 2020.

Jill welcomed everyone and asked for patience as we all work through the online meeting due to COVID-19 pandemic.

2019 Annual Meeting minutes were presented. A motion was made by Roy Atwood to approve the 2019 Annual Meeting minutes and seconded by Tim Green. The motion was unanimously approved.

Jill Sparks reviewed the 2019 Board Accomplishments and 2020 Goals.

Board Elections were conducted. Shonna Brown listed candidates on ballot-Roy Atwood, Kelsey Purswani and Jill Sparks. Shonna opened for nominations from the floor. Nominations were closed by a motion from Roy Atwood and second by John Waida. All in favor.

Roy Atwood and Jill Sparks introduced themselves. Kelsey Purswani was unable to attend and Terry Humphrey spoke on her behalf. Tom Washington made a motion for all 3 candidates be elected. Tim Green 2nd. All in favor.. .

Roy Atwood presented the financial review.

- a) Roy Atwood explained an outstanding balance from a delinquent account has been resolved. Currently there are 4 accounts assigned to attorneys for resolution.
- b) If a homeowner has problems the Board encourages them to reach out to them. We all pay our dues so the Board will enforce all homes as needed.
- c) Expenses in 2019 were less than the 2 prior years. The BOD has worked to bring down expenses. The biggest expense is watering. Our irrigation system is old and will continue to be an issue. Roy thanked homeowners for reporting leaks and broken sprinkler heads to Patty Cash. Sunset Landscape has been very responsive to leak repairs.
- d) Dues were increased in 2019 to fund the capital reserve account. The reserve account is for use for unexpected repairs.
- e) If funding remains the same, there is no dues increase in the foreseeable future.
- f) Rusty NejdI asked a question regarding the effect of the coronavirus on the budget. Roy said we will not know the impact of the virus on the collection of dues. If we don't have as much revenue then not as much will go to the reserve account.

- g) Rusty stated the coronavirus might reduce expenditures if our social activities are cancelled.
- h) When Sunset Landscape started with us in September, the Board authorized a full inspection of the irrigation system and any repairs needed. Currently sod and ground cover has been installed at some of the entrances which were barren.

Roy discussed the plan for landscape.

a) The endcaps have been planted with perennials to keep watering and planting costs down. The only seasonal flowers are in front of Primrose Park.

b) The trees have been trimmed to allow sun in to help the grass grow. The plan is to help the grass grow rather than spending extra on replacing the sod.

c) The mistletoe was removed from all community trees. There are still some homes with mistletoe in their trees.

d) A question was raised about Beaver Creek and the overgrowth of vegetation. Because this is a protected waterway, we aren't able to go in and eliminate the vegetation. Beavers have built a dam/hut in the creek. Tom Washington stated in the past the Board removed the beavers with traps. Roy explained we would have to be up to the City of Carrollton as they claim part of the land.

e) Tim Green requested the landscape company check trees in the common area near the creek for damage. He is concerned the beavers will make their way to homes to access trees. Roy stated chicken wire has been placed around the trees in the past. Patty Cash will contact Sunset to check the status of the trees.

Tom Washington stated in the past the reserve funds were used to replace trees. Countryside median had crepe myrtles and redbuds. Roy said it is in the plans to add trees that have died.

Rusty NejdI presented an overview of the social events. A revised social calendar is possible due to COVID-19. There has been discussion of an Easter Bunny drive by. The coronavirus will determine the outcome of the 13 planned events. One item that has been successful in the past is block parties. Rusty encouraged volunteers to help with the social activities.

John Waida stated the golf tournament and after golf tournament cookout have been postponed for now.

John Waida discussed the newsletter and its distribution. The next newsletter will be emailed to homeowners and placed on our website. He is also considering placing some at the pool/clubhouse to people who need a paper copy.

Terry Humphrey covered ClickPay procedure. She reminded homeowners to replace the amount due when the dues increased. This will prevent late fees. The other option to make sure the correct amount is being paid, click on pay full amount.

John and Susan Waida (Hebron Band President) discussed the fundraising for Hebron High School Band. Since the band has been invited to Rose Bowl Parade in 2021, they are needing help from communities with the cost. The Board has agreed to match any donations to HHS Band up to \$2500. Any donations can be placed in the drop box at the clubhouse or at the Waida home at 1717 Bluffview. Make checks payable to HHBC and put Rose Bowl Fundraiser in the memo.

Tom Washington asked if there is a limit on charity donations or who the HOA is giving to? Roy Atwood explained there is nothing in the document so the decision was left up to the discretion of the Board.

Open Forum:

Shonna Brown shared that the annual inspection and violations have been put on hold for 30 days at the request of the Board. The Board does not want to cause any extra stress to homeowners during our shelter-in-place order. The Board doesn't want to endanger Shonna by having her out driving.

Roy Atwood praised the ACC for the job they are doing and the quick turnaround.

Tom Washington pointed out all the mud on sidewalks recently. Roy explained Sunset is working on the area near the park at Morning Dove and Ivy. Shonna and Patty will send emails reminding homeowners to keep their sidewalks clear.

Jill Sparks complimented Shonna Brown on the outstanding job she has been doing the past 1 ½ years with our community.

Meeting adjourned at 8:20 PM – motion to adjourn made by Jill Sparks and seconded by Roy Atwood.