

The Homestead at Carrollton

14951 N. Dallas Pkwy, Suite 600 | Dallas, TX 75254

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

2021 Annual Meeting Minutes

March 10, 2021

Attendees:

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

FirstService Residential: Shonna Brown

HOA Administrator Patty Cash

Homeowners in attendance without submitting proxy: 19

Proxies received: 106

Meeting was called to order at 7:14 PM by President, Jill Sparks via Zoom.

Quorum was not met at the 30% needed to continue. Roy Atwood motioned the meeting be adjourned at 7:15PM. Jill Sparks second. Meeting adjourned.

The second meeting was called to order by Jill Sparks at 7:25 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 11, 2021.

**2020Annual Meeting minutes** were presented. A motion was made by Roy Atwood to approve the 2020 Annual Meeting minutes and seconded by Terry Humphrey. The motion was unanimously approved.

Jill welcomed everyone and asked for patience as we all work through the online meeting due to COVID-19 pandemic. She thanked the board for serving in 2020 and handling all the issues with regards to COVID. She recognized Terry and John for their service since their 2-year term expires tonight. Jill noted the extra time John gave to the HOA by handling simple tasks which saved the HOA money since we didn’t have to hire an outside contractor. Jill thanked Shonna Brown our property manager and Patty Cash our HOA Administrator for their amazing service to our community.

Jill Sparks reviewed the **2020 Board Accomplishments**. Regarding the newsletter, Jill reminded homeowners to contact Patty if they prefer a printed copy of the newsletter rather than the one emailed to homeowners. With all the adjustments made in 2020 due to pandemic, the Board did their best to keep things open and available to homeowners.

Roy stated the trees in the median on Countryside across from the clubhouse have been replaced since the previous trees had died.

Jill reviewed the **2021 Goals.**  The pool has been replastered and should open soon. At the request of homeowners, the entry pebble into the pools was replaced with a softer pebble rock.

Roy updated the information on the lighting at Primrose Park. The Board took into consideration the homes near the Park to ensure the design added light to the park but was not too bright as to shine into nearby homes. He stated the primary goal was safety, while also seeking to make the playground usable even in the winter. Future plans are to add landscape on the Auburn side of the park where the electric box, electric meter and sprinkler gauge are located.

**Board Elections** were conducted. Shonna Brown listed candidates on ballot-Shawn Faghihifar and Terry Humphrey. Shonna opened for nominations from the floor. Nominations were closed by a motion from Roy Atwood and second by Jill Sparks. All in favor.

Roy Atwood made a motion for both candidates to be elected by acclimation. Kelsey Purswani 2nd. All in favor. .

Roy Atwood presented the **financial review.**

1. Roy Atwood explained the process of the 2021 Capital Reserve Study Since our community has many assets a reserve study will estimate when the assets will need repair or replacement and the cost to do so. The fund is established so that repair or replacement can be completed timely without impact to a given year’s operating budget. An example is the pool plaster which is being completed this month. The past reserve study recommended the amount needed when the previous study was done 5 years ago. The pool repair is being completed without having to reach into the budget for daily operations. The profit of $8406 for the year will be transferred to the Reserve Fund. The reserve study will help the Board plan the next 5 years. The reserve study needs to come from a professional provider and Shonna is requesting bids from various companies.
2. Eddie Cash asked if the reserve study could be done by a resident. Roy stated that a homeowner could submit their credentials with a zero bid and it would be considered.
3. Our HOA came out fine for the year despite COVID restrictions. We saw a reduction in income since clubhouse rentals were halted. Our biggest variable expense is water and irrigation. Roy reminded homeowners to contact Patty Cash to report leaks. Our landscape company is very quick to respond to leaks.

Roy discussed the plan for **landscape**.

a) Our HOA was cited by the City of Carrollton regarding tree trimming. The trees are considered an asset and maintenance of the trees can be included as a reserve expense. There are no other big asset projects planned for this year unless we have to replace trees, bushes and other landscape due to the winter storm. Sunset Landscape will review the landscape bushes and trees for damage.

b) The mistletoe was removed from all community trees as part of the tree trimming and maintenance. There are still some homes with mistletoe in their trees.

c) A question was asking how much time homeowners have to replace dead landscape due to the winter storm. Roy stated the Board will work with each home individually as we know it can take a while to replace all damaged plants.

d) Jill reminded homeowners to come and speak to the Board if they receive a notice and need extra time to correct a problem. The Board is very willing to work with residents.

e) A question was asked if pods or temporary storage units can be parked on the street. Patty inquired with the City of Carrollton. These units can be placed on the street for 48 hours. Our HOA has requested they be placed on a driveway. If the unit does not fit on the driveway, the City recommended placing in the backyard, removing fence panels if needed. A citation could be issued if the police see the unit or a complaint is made to the City.

**ACC update:** John Waida thanked the committee, Shonna Brown and Patty Cash for getting requests submitted for review, decisions made, and letters sent to homeowners. Most requests are for fences and painting however there was an increase in requests for backyard pools possibly due to COVID concerns. The ACC Approval Request Form and Architectural Bulletins are on our website. These will answer many questions regarding what is required in our neighborhood.

Jill also thanked the committee for volunteering their time. A big thank you to John for his service the past 2 years as he is not returning to the Board.

**Social update:** Jill thanked Rusty Nejdl for his dedication and service to our community as social chair.

Rusty: This past year was a wash for social events. We are hoping for a more active year this year with the vaccine being available. Rusty thanked Patty Cash for organizing the food trucks which brought some events to our neighborhood. Fletcher’s Corny Dogs was a big hit and a very crazy day trying to get everyone served.

Events for 2021 include:

Easter Egg Hunt-(Shari Pallant

Golf Tournament -John Waida

Pool opening party Memorial Day weekend

July 4th parade and pool party. Rich Gregor is encouraging musicians to join the Homestead Marching Band.

August Pool Party

Fall Festival

National Night Out-Shelia Jackson offered to co-chair this event and requested another volunteer to assist her

October Pool Party-Ty and Diane Albright

Looking forward to having pictures with Santa return in December and the Polar Bear Plunge on January 1, 2022.

Rusty stated the Social committee has a $5000 budget for the year. Shonna pointed out the checks and balances since all receipts have to be submitted before being paid.

**Open Forum:**

Shelia Jackson thanked the Board for the new landscape in the medians and entrances. The removal of the large hedges and bushes has helped keep accidents down on Countryside. Roy said more perennials are being used to keep cost down. The only annual flowers are in front of the Primrose Park sign.

Nahid Greger asked about the Community Garden. Diane Albright said this is not part of the HOA but all homeowners are welcome to join. Ty announced this Saturday March 13 is a work day at the garden from 9 am – 11 am and encouraged homeowners to come volunteer.

Homestead at Carrollton HOA resident Rich Greger told homeowners he has a box on his porch for American Flags that need to be retired. His address is 1820 Morning Glory.

A homeowner asked if the Manly Men events open to all residents? Yes, the event is open to women also although none usually attend. The clubhouse is offered free of charge to all events which are open to all residents.

Rich Greger stated he has an electric keyboard to donate to the HOA for use in the clubhouse. This item will be added to the agenda for the next Board meeting.

**Election Results:**

Shonna reported 2 openings for the Board of Directors. Shawn Faghihifar and Terry Humphrey. John Waida is not returning to the Board. Shonna asked for nominations from the floor.

Hearing none, Roy Atwood motioned the nominations be close. Jill Sparks 2nd. All in favor.

Roy Atwood motioned for both candidates to be elected by acclimation. Kelsey Purswani 2nd. All in favor.

John Waida expressed his appreciation for all he learned while serving on the Board. After living here 20 years, he realizes how much goes on behind the scenes. He offered to continue his services to assist in areas to improve our community.

Discussion regarding the donation to the Hebron High School Band to attend the Rose Bowl Parade. The announcement was read that the HHS Band President has rescinded her request for a donation from The Homestead HOA. Several homeowners expressed their disagreement with the earlier Board decision to offer a matching fund grant to the Band. Given the Band’s withdrawal of the request, no funds were or will be matched by the HOA.

**Sidewalk Repair** information: Jill reviewed the process to have sidewalks replaced using the Grant Program from the City of Carrollton. Roy informed the homeowners that Patty has been able to have some of the sidewalks in the common areas repaired using the Grant Program.

Jill reminded residents not to approach Shonna Brown’s car when she is on the property. This is not safe for her or for the homeowner. Also, please be respectful of Patty’s home and personal email and submit all questions and requests to the HOA Admin email [homesteadatcarrollton@gmail.com](mailto:homesteadatcarrollton@gmail.com).

Jill thanked everyone for attending this year’s virtual meeting. Perhaps we can meet in person next year although some residents have asked if we can continue to also offer virtual since they can’t always make it to the meetings in person.

Jill Sparks motioned the meeting adjourn at 9:20 pm. John Waida 2nd. All in favor.