

The Homestead at Carrollton

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2022 Annual Meeting Minutes

March 21, 2022

Attendees:

Board Members: Jill Sparks, President, Roy Atwood, Treasurer, Kelsey Purswani, Director, Shawn Faghihifar, Director, John Waida, Director

FirstService Residential: Melissa Chestnut

HOA Administrator Patty Cash

Carrollton Police: Sgt. John Martin

Homeowners in attendance: 19

Proxies received: 120

Meeting was called to order at 7:07 PM by President, Jill Sparks via Zoom.

Quorum was not met at the 30% needed to continue. Jill Sparks adjourned the meeting at 7:08 PM.

The second meeting was called to order by Jill Sparks at 7:08 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 on February 2, 2022 and emailed to all owners on record on February 8, 2021.

**2021Annual Meeting minutes** were approved via online votes and paper votes.

Jill welcomed everyone. She introduced herself and asked Roy Atwood and Kelsey Purswani to introduce themselves. Jill announced that John Waida was appointed as a board member at the meeting on February 28, 2022 since Terry Humphrey resigned from the board. His term will expire next year.

Jill Sparks reviewed the **2021 Board Accomplishments**. The turf replacement at Primrose Park has been very beneficial as she sees children laying on the turf. This was not possible when the park had wood chips. Food trucks have been organized the past year by Patty Cash and she is planning additional ones for this year. Homestead Elementary will have Kona Ice Food Truck at the school on April 12th. All are welcome. Lighting has been added to the trees at Primrose Park as a security measure and to allow residents to enjoy evenings at the park. A French drain was installed to assist with drainage issue at Primrose Park and the playground equipment was repaired. Both pools were replastered and trip hazards on the pool deck were repaired.

Jill reviewed the **2022 Goals.**  The pool pergolas will be repaired this year. The trees in the common areas have been trimmed and mistletoe removed.

Roy Atwood presented the **financial review** since he is filling in as treasurer since Terry Humphrey resigned.

1. Roy Atwood reported the dues were raised a few years ago to replenish the Reserve Fund. At this time the funds have increased. The Reserve Fund is used for repairs such as the pool plaster this past year.
2. The Reserve Fund is kept to handle major repairs as anticipated by the Capital Reserve Study done every 5 years.
3. Roy thanked homeowners for reported leaks and running sprinklers to Patty so they can be repaired. Our landscape company is quick to respond to these problems. We try to keep the water bill lower by staying on top of these issues.
4. Some of the border walls had to be repaired sooner than anticipated. The pool plaster lasted longer than originally estimated.

Shawn provided an overview of the **ACC process**. He stated the ACC is usually answering requests within 2 weeks. He reminded homeowners a request is required to be submitted when a change to the exterior changes to the property is to occur. This includes painting, roofs, windows and landscape. Fences are a very popular item to be updated. He thanked the team for volunteering. Since the team is volunteers, please be patient while waiting for answer. Due to the volunteer’s schedules, ACC requests cannot be expedited.

Jill presented the **Social Events**. Shari Pallant offered to organize the Summer Kickoff Party.

Events for 2021 include:

•New Homeowner Meet & Greets - Rusty and Sarah Nejdl

•New Year’s Day – Polar Bear Plunge – Ty Albright

•Easter Egg Hunt – Shari Pallant

•Golf Tournament – John Waida

•After Golf Tournament - Party – John Waida

•Pool Kickoff Party – Shari Pallant

•July 4th Parade & Pool Party – open

•Last Day of Summer Pool Party – open/new event

•National Night Out – open

•Doggie Day at the Pool – Ty Albright

•Fall Festival – open

•Manly Men Party – open

Jill explained the **Discuss list** and how to subscribe. It is a great way to communicate with

neighbors regarding lost pets, free items, items for sale and general questions.

Jill introduced Melissa Chestnut our Property Manager at First Service Residential and Patty Cash the HOA Administrator.

Patty introduced Sgt. John Martin of Carrollton Police Department. Due to technical difficulties, he was unable to participate but shared his email address [John.Martin@cityofcarrollton.com](mailto:John.Martin@cityofcarrollton.com) via the Chat option on Zoom.

**Board Elections** were announced. There were three open positions and only three candidates who submitted applications by the deadline. Jill introduced the candidates on the ballot-Roy Atwood. Andrew Avalos and Drew Heffner. The votes were submitted via online voting and paper ballots before the meeting. All three candidates were congratulated on their new position. The new Board will meet after the annual meeting to determine Board positions.

Roy Atwood thanked Jill and Kelsey for their time serving on the Board.

**Open Forum:**

Tim Green, ACC member, thanked Patty for coordinating all the requests from homeowners.

Jill thanked everyone for attending this year’s virtual meeting.

Roy motioned the meeting adjourn at 7:55 pm. Jill 2nd. All in favor.