**The Homestead at Carrollton Homeowners Association, Inc.**

**3917 Windmill Trail, Carrollton, TX 75007**

**February 20, 2024**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Roy Atwood, Andrew Avalos, Drew Heffner, Shari Pallant, Shawn Faghihifar

**Others in Attendance**. Melissa Chestnut-First Service Residential, Michelle Drain-First Service Residential Patty Cash-HOA Administrator

**Actions by the Board of Directors. The following actions were approved/opposed by the Board of Directors:**

The meeting was called to order at 7:00 PM by Roy Atwood.

Andrew motioned the January 19, 2024, Board Minutes be approved. Drew second. All in favor.

Drew motioned to continue the service provided by Protex Services. Andrew 2nd. All in favor.

Shari motioned to approve the purchase of pool tables similar to the ones we currently have and have them powder coated to match the existing tables to save on freight charges. Also, she made a motion to accept the re-strapping of the broken chairs. Shawn 2nd. All in favor.

Roy adjourned the meeting at 7:40 pm.

**Ratified Actions by the Board of Directors. The following actions were ratified:**

The Board approved the Labarre/Oksnee insurance policy for a total yearly premium of $10,303.85.

The Board approved the cost of installing a new water fountain with Shari providing additional preparation to the area so the new fountain will fit.

**Reports**

Water Fountain: Shari reported the prep for the water fountain is complete. Melissa will contact Tamrack for installing the new fountain.

Roy reported the new handrail in front of the clubhouse is peeling and starting to rust. Melissa will follow up with Tamrack.

**ACC:** Shawn reported there are 2 outstanding requests. Most recently the requests have been for new windows, exterior painting and new fences.

**Landscape:** Roy said there are no issues with landscape to report. He is concerned about the damage from the current cold snap and the possibility of another one. We need to check for freeze damage to trees and bushes in our common areas. The HOA needs to keep up with requirements for trees and landscaping if we want to enforce the same for homeowners. Shari pointed out that the Bradford Pear trees on Cemetery Hill are looking diseased. Roy recommended having Bartlet check them once they start to bloom.

Shari stated that Lori Huntley wants to get a group of volunteers to clean up the creek area near Auburn and Countryside. Great idea! Roy pointed out that the area is environmentally protected so they can pick up trash but cannot remove or clean up the vegetation.

**Communications**: Drew reported deadline for the Spring newsletter is March 1. Currently we have 2 advertisements for the newsletter. Patty will send an email to the Discuss list encouraging teens to advertise their business. The cost will stay the same. Patty asked about a resident who wants to advertise their daughter’s business which they help her with. If she has a business card with her name on it, she can submit that for advertising.

**HOA Admin:** Thank you to Shari for painting the brown wall in the clubhouse to a very nice shade of green and for her help prepping the area for the water fountain.

Due to a helium balloon currently floating at the ceiling of the clubhouse, Patty asked if we should continue to allow balloons. Helium balloons are allowed but if they get caught in the ceiling fans and cause damage the renter will have to pay for repairs. This wording is currently in the rental agreement.

Patty had a homeowner stop by her home and ask about being able to stop the advertisements that are thrown in yards each week. The company is save.com. To stop the advertisements, each homeowner will have to request from the company to be removed from their distribution.

The homeowner at 1716 Morning Glory is placing a POD in front of their home beginning February 24 for approximately 2 weeks. There is no room on the driveway to place the POD. Due to a concern of the size of the POD and the possibility of blocking traffic, it was recommended that the POD be placed in the turn around lane in front of their house. Patty will email them with the recommendation.

**Financials:** Andrew reported the financials look good. The credit for the water bill was due to an overestimate and no major leaks recently. Our legal expenses are higher due to letters sent out regarding the new HOA fining laws. The reserve accounts have decreased but will increase with the new rate increase.

For the annual meeting, be sure homeowners are aware of the landscape issues, fence and wall repairs and the upcoming updates in the clubhouse.

The annual meeting minutes will be posted as a draft on our website until after next year’s annual meeting. It is difficult for homeowners to wait to see the minutes 1 year after the meeting.

**Business Items:** Non-profit clubhouse use. A question was raised about allowing non-profit organizations to use the clubhouse free of charge. The Board decided to continue with the current ruling that only events open to the entire neighborhood will be complimentary.

**Pest Control Contract**: Review of the Pest Control contract with Protex which shows a slight increase in their services. Drew motioned to continue the service provided by Protex Services. Andrew 2nd. All in favor.

**Pool Furniture review:** Shari motioned to approve the purchase of pool tables similar to the ones we currently have and have them powder coated to match the existing tables to save on freight charges. Also, she made a motion to accept the re-strapping of the broken chairs. Shawn 2nd. All in favor.

**Management Report:** Melissa stated she needs slides for financials from Andrew and social information from Shari for the Annual Meeting.

Michelle Drain introduced herself as our new regional director. She attended our meeting to meet the Board and answer any questions we might have for her.

Roy adjourned the meeting at 7:40 pm.