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

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

**April 29, 2019**

**7:00 pm**

**Board Meeting Minutes**

**Board Members Present:** Jill Sparks, Jose Mora, John Waida, Terry Humphrey

**Others in Attendance**. Shonna Brown-First Service Residential, Patty Cash-HOA Admin, Tim Green-ACC

**Homeowners in Attendance:** Ty Albright, Cynthia Emmert, Jamie DePaolas-Noel

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

Board voted by email to approve Brightview proposal for Mistletoe treatment.

Board voted by email to replace broken pool pump.

Board voted by email to schedule the May Board meeting for Monday May 20th.

Meeting was called to order at 7:01 PM by Patty Cash

Jill motioned the February Board Minutes be approved. Terry second. All in favor

Jill motioned the March Annual Minutes be approved. Terry second. All in favor.

Jill motioned that the Manly Men Event be given a maximum of $100. Terry seconded. All in favor.

Terry made motion to have Tamrack Solutions paint the pool fence. Jill seconded. All in favor.

Jill motioned the meeting adjourn at 9:01pm. Jose seconded. All in favor.

**Homeowner Forum**

Cynthia and Jamie have concerns with Brightview’s service on Morning Glory. They live at 1703 Morning Glory and 1705 Morning Glory. They cited issues with mowing, conditions of grass, number of weeds, lack of communication regarding weed treatment and failure to catch grass clippings. Jamie stated the company used to catch the grass clippings and now the clippings are blown out into the street. Shonna will provide contract to Patty to load on the website. Once the contract is reviewed, Cynthia and Jamie will provide a list of concerns.

Cynthia also expressed concern over the lack of grass or ground cover at Maud park. This is being discussed with Brightview.

Jill thanked Jamie & Cynthia for attending the meeting. The homeowners left the meeting.

Ty asked the Board to approve the use of the clubhouse for a Manly Men Event on June 29. Patty verified the clubhouse is available. Ty requested on behalf Bill Titterington for the Board to approve funds for the event. Tim Green will check with his suppliers to get food at a discount. Jill motioned that the Manly Men Event be given a maximum of $100. Terry seconded. All in favor.

Jill presented items she received from homeowners:

Add trees to Countryside and other common areas where trees have died

More pool furniture and small picnic table under pergola by the kiddie pool. Shonna will verify budget for furniture

Shade structure at Primrose Park over the playground. After discussion, the cost is more than the HOA has funds to build one.

**Details of discussion / New Business**

Tim Green introduced himself. He served on the ACC in the past and has returned. He said the system currently in place to submit and approve requests is awesome. He finds the ACC tracker on Fridays to be helpful. Tim left the meeting at 7:53pm.

Ty Albright gave overview of the Welcome Packet, HOA Admin scope of work and history, and Property Management scope of work. He explained why the inspection process was put into place. All architectural bulletins are on the website. The ones most needed were regarding fences and trees. Ty left the meeting at 8:01pm

**Committee Reports:**

**ACC** –Jose inquired about the storage shed built at 3907 Morning Dove. It was approved by the ACC. Patty forwarded email discussion to the Board.

He researched using Google Drive for ACC requests and determined using it would not work.

**Landscaping:** Discussion about Brightview’s service. Shonna has received a bid from another company to provide landscape service. Shonna will invite Brightview to the May 20 meeting to discuss homeowner complaints

**Volunteers/Committees**: Jill reported about the Social Committee:

1. The Easter Egg Hunt was a success. Two items for next year:

a. Be sure landscape company treats ant mounds before the event

1. Have microphone available

2. May 24 is Summer Kick Off Party at the pool. Shari Pallant is organizing the event.

3. May 31 is a swim and campfire night

4. Plans are for social movie nights in the clubhouse and Rise & Walk events.

**Communications**: procedure for newsletter was explained to John May 17 is the deadline to submit articles. Articles from the President, HOA Admin, and other board members is requested.

**Violations**: Patty will include Terry in email discussions regarding violations.

**HOA Admin:**  Patty has requested a bid from CTG for a camera pointing at the front porch.

-Camera 4 has been pointing towards the ground. After investigation, it was determined the roofers pulled the camera out of the socket on January 15. CTG repaired the camera Friday April 26. Patty found the video footage and sent to Shonna. Roofers will be billed once the invoice is received from CTG.

Pool Violations: recommendations from homeowners

1. Add sign that violators will be prosecuted. Shonna will get a new sign ordered.
2. Increase height of the fence
3. Paid monitor at the pool.

Patty showed the Board the reorganization of the closet. This was accomplished with Mich’s help.

**Old Business:**

Light post update: This is a small business and with the weather the project is taking much longer than expected. The company has reduced the cost.

**New Business:**

Terry made motion to have Tamrack Solutions paint the pool fence. Jill seconded. All in favor.

Discussion to have the Gazebo repaired and painted. Mich has recommended installing non-wood benches to prevent rotting. Shonna will acquire bids.

**Financial Report:** Roy sent an email stating the financials look fine.

**Management Report:**

Shonna has begun 2019 inspections. Question regarding grids on the windows. If there are no grids, check take a look option. ACC had determined that if the windows are being replaced, they must have the grids. They are not requiring past windows to add the grids.

AC units should have bushes in front of them to avoid the unit from being viewed from the front.

Shonna will follow up with Mich to add lids to the trashcans at the pool.

John left the meeting at 9pm.

Jill motioned the meeting adjourn at 9:01pm. Jose seconded. All in favor.