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

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

**July 29, 2019**

**7:00 pm**

**Board Meeting Minutes**

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

**Others in Attendance**. Shonna Brown-First Service Residential, Patty Cash-HOA Admin, Officer Kresta-Carrollton PD

**Landscape Companies in Attendance**: Tony of Sunset Landscape Services, Mike of Stearman Landscaping & Irrigation, Garrett of The Landscape Partners,

**Homeowners in Attendance**: Cynthia Emmert, Jamie DePaolas

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

Meeting was called to order at 7:00 PM by Patty Cash

Roy motioned the May Board Minutes be approved. Jill second. All in favor

Roy motioned to have Andy’s Sprinklers repair the items they already identified. Accept the proposal from Sunset Landscape Services as new landscape company. By having Andy’s repair system, it will give Sunset a clean slate to start with us. John second. Four in favor. One opposed. Motion carried.

Roy motioned the Budget discussion be tabled until the September meeting. Terry second. All in favor.

Meeting was adjourned at 9:21 pm by Patty Cash

**Homeowner Forum** Cynthia and Jamie attended the meeting to hear presentation by potential landscape companies.

**Details of discussion / New Business**

**Tony from Sunset**: Tony shared his background. Sunset has been in business for 30 years and is a family-oriented company. Roy asked what types of properties they currently service. Tony: most of their properties are in Prosper, Little Elm and Willow Bend in Plano. He said their company emphasis is on drive up/curb appeal. He noticed our common areas needs TLC. He uses a higher end fertilizer which does not need to be watered in immediately.(This will be beneficial for Morning Glory homes). His company is irrigation certified. They will come in and analyze the irrigation system and how much water is being applied and adjust to conserve water. What if a sprinkler head is run over by the mowers and needs replacing? Sunset will replace at no cost to us. Terry asked about their response time if a problem such as a leak occurs. Tony: Sunset will respond within an hour to any problem. Communication is a priority. His supervisor has 20+ years’ experience. Question regarding pruning trees: Tony: once trees are in compliance they will continue to prune as needed. Patty asked about blowing grass in pool area. Tony:His crew will not blow grass into pool and will clean out if needed.

Tony left the meeting 7:32

Cynthia and Jamie left the meeting 7:35.

M**ike and Larry from Stearman:** Mike and Larry are the owners of the company. Mike shared a history of the company and his experience. Customer service is a priority. Mike will share his direct line with Roy, Shonna, Patty and anyone else on the Board. They are licensed irrigation specialists. They service the Estates of Indian Creek in Carrollton. He wants to grow his business and currently has extra trucks not being used. His shop is located at I35 and Royal and offices north of Carrollton. Upon his initial inspection he noticed the number of weeds in our common areas and on Morning Glory homes. He uses a 21-0-0 fertilizer which will be need to watered in after application. He is offering irrigation inspection of 5 homes if awarded the contract. When asked about Andy’s providing irrigation and Stearman only providing landscape he said they would have to work closely with Andy’s He said a system as old as ours will require extra upkeep. Terry questioned his map and details of service. The map shows service at Branch Hollow and Rabbit Run however, his detail description left it out. Mike said he would have to add that to the proposal. He stated his mowers are trained to see water leaks so repairs can be made immediately.

Mike and Larry left the meeting at 8:05 pm.

**Garret from Landscape Partners**: Garret was previously with Greater Texas Landscape and left when BrightView purchased them. He did not agree with the policies of a large company. Landscape Partners is a small company started in 2003 and recently purchased by Aspen Grove. He said Aspen Grove is a family and privately-owned tree service company and does want to change to procedures of their smaller companies they own. Each property has one crew assigned to it so the crew becomes familiar with the property. John asked what makes you different? Why should we hire your company? Garrett: 1. Communication is a priority, 2. Quality control, 3. Good operational team, and 4 his company takes his time and does not rush the landscape process. Since working with GTL and evaluating our property now he noticed the quality of the turf has decreased. When Roy asked about splitting the irrigation process, Garrett said it can be difficult to coordinate He said he would rather we give them the opportunity to handle the irrigation and then we can make a decision. His irrigation manager has 25+ years’ experience.

Garret left the meeting at 8:35 pm.

**Committee Reports:**

**ACC** –Jose had nothing to report.

**Landscaping:** Discussion regarding the 3 presentations tonight. Landscape Partners had most accurate bid since he is familiar with property. Board disappointed they did not send operations manager to discuss our property.

Stearman landscape was least favorite. He spent too much time discussing his personal career rather than our property.

Tony from Sunset seemed the most knowledgeable and Board liked his crews have years of experience and are not new to the process.

Roy motioned to have Andy’s Sprinklers repair the items they already identified. Accept the proposal from Sunset Landscape Services as new landscape company. By having Andy’s repair system, it will give Sunset a clean slate to start with us. John second. Four in favor. One opposed. Motion carried

**Volunteers/Committees**: Jill-nothing to report.

**Communications**: John reported the newsletter is due again in August. Jill asked if a cheesecake recipe from a homeowner can be included in the newsletter. Board thought it was a good idea. John mentioned he did not see the newsletters on our website. Patty will add them to the website.

**Violations**: Terry will work with Bobby Wrenn to remove previous homeowners from the discuss list. She will coordinate with Shonna to cross reference lists.

**HOA Admin:**  Patty reported Crime Watch had a good attendance however no additional volunteers have stepped up to help. She reported the new pool signs are up, new refrigerator purchased and delivered, silk plants in clubhouse from a homeowner.

ACC responses have been 2 – 3 weeks for decisions. Board requested Patty contact ACC and ask for quicker response times.

Pool incident on Monday July 22. Card reader time did not match up with card used. Patty will research cause for discrepancy.

Homeowner reported drain pipe on Auburn. Board decided not to send violations for extending drain pipes if on homeowner property and not in sidewalk. HOA will not be responsible if someone gets hurt but will be homeowner responsibility.

**Old Business/New Business**

1. Roy motioned Budget discussion be tabled until the September meeting. Terry second. All in favor
2. Jill asked if the bushes around the Primrose gazebo could be trimmed. Her neighbor reported teens hanging out there for privacy. Shonna will contact Darron.
3. Shonna is waiting for Tamrack for installation of the new picnic table near kiddie pool.
4. Asked Officer Kresta about National Night Out. He did not have the date but said Carrollton participates in October. Patty will reach out to Rusty so see if Social committee can arrange something.

**Financial Report:** Roy inquired about credit for water of $749. Shonna will investigate.

**Management Report:**

Shonna had nothing additional to report.

Patty adjourned the meeting at 9:21 pm.