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

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

**May 20, 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, Darron Thompson-Brightview Landscape

**Homeowners in Attendance**: Ed Shaffer

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

Board voted by email to have the quarterly newsletter printed in color. Patty will submit to UPS for printing and deliver to the company for mailing.

Meeting was called to order at 7:02 PM by Patty Cash

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

Roy motioned to accept bids from other landscape companies. Terry second. All in favor

Roy motioned to adjourn the meeting at 8:40 pm. Jill second. All in favor.

**Homeowner Forum** Ed explained Dudley creek has become extremely overgrown and is causing the rat population to increase. With the wet weather the mosquitos have also become an issue. The pollution from trash has made the area unsanitary. There was discussion about volunteers about a clean up day bringing residents from Homestead, More Farms and Qual Creek. Ed is contacting the City of Carrollton to propose improvements to Dudley Creek like were done for Indian Creek. He will keep us informed of any progress or ways we can assist.

Ed left the meeting 7:07 pm

**Details of discussion / New Business**

Discussion with Darron of Brightview. The contract with Brightview was distributed to the Board and Darron by Patty Cash.

Roy gave history of the relationship with Brightview and previously known as Greater Texas Landscape. We have experienced a high turnover of mangers and the plans and expectations are not being shared with each new manager. Roy does not understand the multiple proposals to repair irrigation leaks when we recently spent $11,000 repairing the irrigation. Roy came to an agreement with a previous manager that Brightview would repair all sprinkler heads assuming they were broken by mowers. Homestead will pay for all lateral irrigation leaks. Previously the Board has terminated a landscape company for charging for every small item that occured.

The following items were sent to Darron before the meeting so he could come prepared to answer.

1.Water credit resolution – either a city credit or what % will Brightview contribute.

a) The Board questioned Darron as to why Brightview took 3 months to respond to our request to investigate the leak for 1601 Morning Dove Ct.- meter #20031097. He had no answer for the delay.

b) Jose asked how Brightview will correct the $10,000 bill which resulted from the untimely response from Brightview.

c) Darron said the leak was eventually investigated and corrected He was not responsible for the decision as he was not assigned to this property at the time.

d) Darron stated Brightview will contribute 0% towards the $10,000 water bill resulting from this leak.

2.Morning Glory scope

a) Darron was not familiar with the scope of work in the contract regarding mowing Morning Glory. He relies on his crew to perform their duties until he catches up with the contract with The Homestead.

b) Jill pointed out the problems stated by homeowners who attended the April meeting. Items such as quality of the grass, number of weeds, no communication to let homeowners know of lawn treatments, and no longer bagging the grass.

c) Patty stated she has received complaints from homeowners on Branch Hollow after Brightview mows the lawns. The grass clippings are blown across the alley into the driveways and yards of residents on Branch Hollow.

3.Spot treatment of fire ant mounts on park islands, parks, and all common areas.

a) Jill pointed out all the ant mounds on the common areas and in the pool area.

b) Darron said he will instruct his crew to keep treating ant mounds as they are discovered.

4. Tree roots exposed on Morning Dove – mulch has washed away.

a) Darron stated it isn’t a good idea to cover tree roots that are exposed.

5. Tire ruts not filled in on Morning Dove

a) Darron will submit a proposal for filling in the tire ruts. He said the crew filled in some of the ruts.

6. Additional boulders needed on Morning Dove or larger boulders need

a) Darron will submit a proposal for additional boulders.

7. Mud on sidewalks

a) It is possible the excess mud from yards is caused by irrigation not running correctly.

b) Darron will submit a proposal for cost of cleaning up the mud and investigate the irrigation issue.

Darron said he will keep Shonna, Roy and Patty updated on the issues discussed. He will inspect the job being done by the crew once they have finished weekly service.

Darron left the meeting 8:10 pm

**Committee Reports:**

**ACC** –Jose had nothing to report.

**Landscaping:** Roy motioned that the Board accept bids for a new landscape company. Terry second. All in favor.

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

**Communications**: John reported the newsletter is done. Patty will have newsletter printed and deliver to company who does the mailing.

**Violations**: Terry will be kept informed of inspections. Roy explained as liaison of the Board member for violations is to assist in any problems that might arise.

**HOA Admin:**  Patty reported that Sarah Park has offered to organize a crime watch for our neighborhood. She has been in contact with Carrollton police to schedule a presentation for homeowners. Due to the capacity at the clubhouse there might have to be multiple meeting times. Sarah is also considering a daytime and an evening meeting.

The clubhouse agreement will be updated to reflect emphasis on ending time.

**Old Business:**

1. Lamp posts are being completed this week. Patty requested all Board members check lampposts as they are out. Jill said she walks everyday and will be checking lampposts.
2. Pool fence has been repaired and painted.
3. Shonna is acquiring bids for repair and painting of the gazebo.

**Financial Report:** Roy inquired about the $4000 charge Shonna will check with accounting department for an explanation.

Explanation of $23,000 write off. In 2017 $12,000 was written off to bad debt. The additional amount was written off in 2018.

**Management Report:**

Shonna had nothing additional to report.

Roy motioned the meeting adjourn at 8:40pm. Jill second. All in favor.