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

**May 21, 2018**

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

**7:00pm**

**Board Meeting Minutes**

HOA Administrator Patty Cash called the meeting to order at 7:03pm and confirmed quorum was established.

**Board Members Present:** Sarah Nejdl, Roy Atwood,, Jose Mora, Ginny Sahyouni

**Board Members Absent**: Jill Sparks

**Homeowners**: Ty Albright

**Others in Attendance**: Christie Martin and Patty Cash.

**The following motions were made seconded and unanimously approved:**

Per email vote, that the AC System at the Clubhouse be replaced by Aire Dynamics.

That the April meeting minutes be approved.

That Connect Technology Group install additional security cameras at the clubhouse/pool area.

Christie Martin, the Community Manager for First Residential to seek bids for subsequent Board approval for painting the community lamp posts; color to be hunter green.

Christie Martin, the Community Manager for First Residential to seek bids for subsequent Board approval for repair of shingles and painting the gazebo at Primrose park.

That Patty Cash purchase a $50 VISA gift card as a thank you for Julio (pool service) for his outstanding work for 11+ years.

**Homeowner Forum:** Ty Albright presented a history of The Homestead. He covered the original plans from the developer. He gave a history of the BOD and what has worked and not worked in the past. He covered the role of First Service Residential, HOA Administrator and the Board.

**Committee Reports:**

ACC – Jose: ACC keeping up with requests. It has been beneficial for Patty Cash to approve items.

Landscaping – Roy: City of Carrollton has sent violation notice for trees in the median to be trimmed to 12 ft. Roy will discuss with landscape company.

 Roy will look into sod, ground cover, boulder option for NE corner of Countryside and Rabbit Run where trees died and were removed.

 Homeowner inquired about having trees in medians. Tabled for now.

Volunteers / Committees – Jill: Sarah reported they have enough volunteers for summer kickoff party on Friday May 25.

Communications – Sarah: wants to include a newsletter with quarterly dues mailings. Christie will find out mailing dates from accounting department.

Annual Home inspections & violations process – Ginny- nothing to report at this time

HOA Admin—Patty Cash:

 AC replaced on Friday May 11 by Aire Dynamics

 John Waida and Julio from Robert’s pool service were able to fix the lights around the grill and pergola. Timer for those lights are located with the pool equipment.

 As per fire inspector- 2 fire extinguishers and Knox Box have been purchased and placed at clubhouse. Extinguishers will need to be replaced each year since this is a commercial property.

 Cabinets in kitchen are being cleaned and organized.

 Updating forms on homesteadatcarrollton.com

 Security Camera proposal- Roy made motion that options 1 & 2 be approved. Sarah seconded. Three members in favor, one member opposed.

 Stairs in pull down for attic are broken and need to be replaced. Christie will get a bid from Mich for replacement.

 Patty will purchase 3 additional small tables for the pool area.

 Homeowner inquiring installation of hand rails to enter clubhouse. Jose will check City of Carrollton code and ADA requirements. Patty and Christie will research. Decision tabled.

**Management Report** Christie Martin

 Review of financials.

 Still getting bids for gazebo repairs.

 Will get bids for stair rail.

 Ginny inquired about repairing/painting pool fence. Decision tabled.

 Review of violation process. Jose requested Christie send a list of homes in violation and outstanding fines.

 Pool key requests usually take 5-7 business days. Employee handing this has left so may take longer.

 Reimbursements should be caught up this week.

The meeting was adjourned at 8:34 pm