



**Frost Farms Homeowners Association, Inc. (FFHOA)
Board Meeting - Agenda
June 27, 2019 - 6:30pm - DeSoto Civic Center - Pecan Room III**

I. Emergency Executive Meeting Ratification

a. REVIEW and RATIFY: July 2019 Postcard Draft (see attachment)

After reviewing the attachment, a motion was made to accept the Curbside Appeal Postcard, seconded and carried.

b. REVIEW and RATIFY: July 2019 Dues Reminder Memo Draft (see attachment)

After some discussion, Ross proposed having an attorney look over letter before it is mailed out. A motion was made to accept this, seconded, and carried.

A motion was made to adjourn executive meeting at 8:58 p.m.

II. Meeting Minutes

- a. Distribution, review, revision and approval of the March 18, 2019 Meeting Minutes- Board Members reviewed minutes from meeting. A motion was made to accept minutes, seconded, and carried. The motion was revised to include Homeowners who were present. Motion seconded and carried.

III. City of DeSoto Update(s) - Pleasant Run

a. Representative, Development Services

Tony Irvin, a representative from the City of Desoto, Department of Development Services was present to give an update on the Pleasant Run Project. It is 65% complete in terms of design. They are waiting on the revised plans from the engineers. This will take approximately another 4 weeks. Then the City will offer fair market value to 10-13 properties in order to acquire them. This will take about 9 months to complete. Afterwards, they will need to relocate utilities. The actual widening should begin to take place in Winter 2021. During this time, he stated access to Frost Hollow should remain open.

IV. FFHOA Board Officers' Updates

a. Chairperson

- i. New Residents We have a welcome package for new Homeowners that includes a letter from the Chair, a form requesting personal information, and a gift for Edible Arrangements. This gift will be hand delivered by the Chair about 30-60 days after move in. Our bylaws will be provided with the Resale Certificate.

ii. Prospective Property Transfers

We have 6 properties for sale, ranging in price from \$579,000 to 1 million. There are 3 on Pleasant Run, 2 on Whispering Oaks, and 1 on

Cockrell Hill. 1 on Pleasant Run has a contract pending; another one for sale is an undeveloped lot; 1 on Whispering Oaks is a contingent sale.

iii. Pleasant Run Entrance Streetscape Inventory

iv. Cross of Christ Lutheran Church Office of Property Management

All surrounding HOA's received a letter from the Church stating that they have experienced an increase in dumping of trash into their dumpsters.

This is illegal, and any violators will be turned over to the police.

v. Registered Agent Change Request

A change of request was sent to the State of Texas to have our Chair, Nicole Minor's name, listed on the Resale Certificate.

vi. Bylaws

Copies of neighboring HOA's bylaws were made available to Board Members. Most HOA's have secured an attorney to amend theirs. We are not compliant with ours. A motion was made to research attorneys who specialize in HOA's. An attorney was paid \$4000.00 in 2016 to amend ours. Our Treasurer does not feel the need to pay again considering the only section needing amending is our collection of dues. One homeowner recommended that the Board examine one section at a time to avoid any legal consequences. The Chair states it is important to move forward in collecting dues. A motion was made to look at a draft of amended bylaws. This was seconded and carried. Two neighbors will collaborate together in July and August and review documents and then the Board will reconvene to discuss.

vii. 2019 National Night Out

The official date is Tuesday, August 6th, 2019. Ours will take place on Shadow Wood Trail. The Police Department will participate. A permit application was submitted by the Chair. A solicitation permit must also be submitted and our Chair will do that as well. After further discussion, it was decided to move our location to the Pleasant Run entrance, in hopes of attracting neighbors across the street to join us as they had in years past. The Chair will be responsible for marketing it. A motion was made, seconded, and carried.

b. Vice Chairperson

Not present due to an emergency.

c. Treasurer

i. Financial Report

1. Current Balance Sheet

[Redacted] Ross will no longer be the Treasurer after September, and recommends the Board use an accounting service to manage account.

2. 2019 Dues

We have 8 major delinquents on dues, and 4 who only owe for 1 year. In 2010, dues were increased to \$360.00 with the additional amount used to cover entrance costs, capital projects, etc. A motion was made by Chair to open a second checking account at Inwood National Bank with the intent of earmarking funds for capital improvements and the Beautification Project. This was seconded and carried.

d. Architectural Review Committee Lead

i. Beautification Project - Phases I, II, and III

These phases are a work in progress. We will do a general cleanup at both entrances, as well as remove dead trees at Pleasant Run entrance and plant new ones. We received a bid from Tree Services, Inc. for the trees. A motion was made to accept bid. 2 opposed, 4 in favor. Motion carried. The Chair presented an invoice for 2 planters with flowers to be placed on the triangles at the corner of Whispering Oaks and Frost Hollow before National Night Out. Mr. Irvin stated he would need information relating to the size of such planters. The Chair states she will furnish that information to him. A motion was made to purchase planters, seconded and carried.

ii. Current Landscaping Contractor

iii. Prospective Landscaping Contractors

V. Next FFHOA Board Meeting

a. Contingent upon meeting space availability

VI. Adjournment

A motion was made to adjourn meeting at 8:43p.m. This was seconded and carried. Attending Homeowners were dismissed and Board Members moved onto Executive Decision.