



**FFHOA EXECUTIVE COMMITTEE
MEETING MINUTES**

2023 Theme: Beautification Re-imagined
April 25, 2023 7:00 PM to 8:30 PM
Place: City of DeSoto Town Center
211 E. Pleasant Run Rd., DeSoto, TX 75115
Bluebonnet Room 3

HOA Members Attending	Absent
Jesse Ingram Sam Nease Sharon McGlover Darlene Jessie Loretta Calhoun	Janelle Alves
Desoto City Hall Representative	Councilwoman Letitia Hughes
City of Desoto Assistant Director of Development	Elizabeth Quilici

Call to Order: Chairman Ingram convened at 7:10PM

Councilwoman Hughes and Pleasant Run extension project:

- Shared information about the Pleasant Run project and opened for Elizebeth who oversees capital improvement and roads in Desoto
- Elizebeth provided overview and updates
 - o Project has been in the works since 2018
 - o Since then have been waiting on property acquisition and obtaining remaining properties with only one more contingent
 - o Once contingent property is resolved, At&t, and Oncore utilities will relocate (6 month project)
 - o However, all is contingent on last remaining property
 - o She provided visual layout and documentation and landscaping sheets which was passed out to members attending
- Chair then reinforced the importance of this project
- Elizebeth mentioned that if you have a recommendation, to send the proposal to HOA and chair will send additional requests to development director
- Need to come up with an agreed upon price to supplement what is lost in landscaping, electrical, irrigation and water estimated at \$75K back to HOA
- Also brought up the dangers of the exit and entrance on Cockrill Hill due to visibility of the hill on the south side of the entrance
- Elizebeth stated there is an online video for all propositions, however most of the propositions were to true up compliance with the state mandates
- Elizabeth then passed out the City of Desoto Comprehensive Plan update to those in attendance at HOA meeting
 - o Desoto is going to grow by 30,000 by 2045
 - o They are wanting community feedback on what is needed
 - Land Use – residents are going outside of Desoto for any entertainment
 - Transportation – road maintenance and public transportation
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- Housing – not enough senior housing, additional workforce housing and multifamily housing
- Employment Growth

Chair:

- Jesse then asked each of the board members to introduce themselves, their role and background
- Jesse then asked individuals who attended the meeting

Treasurer:

- Utilities, Landscaping, water bill, fees for the website makeup total costs
- \$3,600 for Insurance is a heavy line item and working to find additional decreases in cost
- \$16,000 in past due HOA fees – this will help our cash flow if reconciled
- Collection company will be potentially employed to assist
- The board will put budget proposals together and propose new budget
 - Cost of Website Management
 - Cost of end of year community event – potentially pulled separate of HOA funds
 - Cost of HOA management

Social Chair:

- Gave overview of event planning
- The plan is to have one event towards the end of year near holiday season but more is to come here

Technology:

- Sam provided update on SSL encryption for website being enabled
- Ross McBride mentioned Royce West was involved with ATT and Spectrum – great for inquiring about the Fiber options – Sam will meet with Royce
- New board members were added to website
- SSL encryption was added to website address
- Talked about the website news section and bringing it up on that news section of the website
- Explained the capabilities of the IONOS hosting platform and the possibility of hiring a website designer to assist in managing/rebuilding the website however would need to discuss budget for this
- Discussed the potential for updating contact information to then send out a quarterly newsletter

New Business

- Section 202 of property code mandates the solar panels are allowed, HOA cannot control this, however looking for curtesy notification
- Everything is increasing from a cost perspective, and we need to recoup what we can with the community. This was discussed with the community members in attendance.



- Jesse mentioned finding a new management company. The community members in attendance mentioned recommended using talents in the community to help out HOA first
- Section 209: Ross McBride, brought up the fact that 2 votes were removed because of not paying dues and it will be looked into

Meeting Adjourned on 8:30

HOA Key Meeting Dates:

- Next board meeting tentative for September 9th - Time and Location TBD
- Holiday Party – First week in December – Time and Location TBD