

Estates of Wellington Run
HOA Meeting
Carrollton Public Library at Josey Ranch Lake
November 09, 2015

Board Members: Lisa Smith; Cheri Stubblefield; Mark Wurden; Darius Shroff

Meeting was called to order at 7:08 p.m.

1. Grant proposal items discussed.
 - a. Mark will begin a draft the week of Thanksgiving.
 - b. Cheri & Mark will review the draft after Thanksgiving.
 - c. The board will review the draft at the next meeting (scheduled for Jan 11, 2016).
 - d. Cheri will get bids on the wall repair.
2. By-laws and covenants:
 - a. Cheri has made changes to the bylaws per the TCAA legislative update, including:
 - i. Amend Article II, Section 5 of our bylaws to require notifying "eligible voters" of a board meeting at least 20 days before the meeting date.
 - ii. Checking the new solar policy.
 - b. Updated documents sent to Randy on 11/10/15 to be posted on the website.
3. Home owners with outstanding dues:
 - a. Can we file liens against these home owners?
 - b. Cheri updated the board on 11/10/15 as follows:
 - i. We filed liens against two of the properties in April 2008.
 - ii. Two other properties have no liens against them at present, although we apparently filed and then released liens several years ago.
 - iii. The fifth property has no lien against it right now, and I found no history of one ever having been filed.
 - iv. Not certain how long a lien lasts, whether it expires?
 - v. Appears that filing the lien doesn't really give us any leverage unless we choose to take more drastic action, that is, investigate the possibility of foreclosure.
 - vi. If we want to pursue further action, we will need an attorney's advice.
4. Professional management companies.
 - a. Lisa to check on past emails we have received from management companies to investigate costs etc.
5. Next meeting on Monday January 11, 2016 at 7: 00 p.m.
6. Meeting adjourned at 7:43 PM.