

Estates of Wellington Run
HOA Board Meeting
Cheri Stubblefield, 2817 Kings Gate, Carrollton, TX 75006
August 9, 2016

Board Members: Randy Graves, Cheri Stubblefield, Mark Wurden, Chad Baker

Meeting was called to order at 7:07 p.m.

1. Continued entryway improvement:
 - a. Cheri received two proposals for new landscape for the wall and entry. She is waiting on a third bid.
 - i. Bella Vista Landscaping with a basic plan – either shrubs or ground cover, both costing about \$4,962.00.
 - ii. Green Hills Landscaping much more elaborate – more varied plants, including two small trees, and ground cover where necessary due to existing tree roots. \$10,000.00 plus or minus, depending on options. Looks good, but not sure the soil is good enough to support these plants.
 - b. Cheri suggested we do a little each year. Do it in stages and help stay in budget. We will wait and see the third bid and meet again on this subject alone.
 - c. Lisa will meet with Jose Puga about doing extensive trimming of the hawthorn shrubs along our wall on the north side of Kings Gate. Intrusive plants have sprouted up through the shrubs and need to be removed at their base, from inside the hawthorns.
2. Homeowners with outstanding dues:
 - a. The Board reviewed our Payment Plan Policy, ratified our prior actions through emails, and reapproved the policy which is already recorded with Dallas County.
 - b. Reviewed homeowner delinquencies. All Board members agreed to send letters of notification that the homeowners must either sign up for a payment plan or face consequences, as specified in our Payment Plan Policy.
 - c. Notification letter to each delinquent homeowner will be sent with a copy of the Payment Plan Policy, a blank payment plan form, and a report of the homeowner's payment history. Payment plan form has been reviewed and approved by all Board members and attorney.
 - d. To avoid liens, homeowners must sign up for their payment plan within 30 days of the date of the notification letter **and** make all required payments on time and in full.
3. National Night Out:
 - a. As agreed at the annual meeting in May, we will keep NNO as an annual event. Since it takes place in early October, we will start planning in September.
4. Realtor question:
 - a. Lisa received a call from a realtor on August 8. Someone put an offer in for a home on Princess Ct. They asked if parking a 32' trailer in the back yard was okay. Our restrictions mirror those of the City of Carrollton, and parking such a vehicle is not allowed.
5. Next quarterly Board meeting is scheduled for Monday, November 7, 2016 at 7: 00 p.m. Cheri will reserve the free conference room at the Josey Ranch Lake library branch.
 - a. A separate meeting for landscaping will be held when third bid comes in. TBA.
6. Meeting adjourned at 8:20 p.m.