

Estates of Wellington Run
HOA Board Meeting
Carrollton Public Library at Josey Ranch Lake
August 13, 2018

Attendees:

Lisa Smith, President; Randy Graves, Vice President; Chad Baker, Secretary; Cheri Stubblefield, Treasurer

Meeting was called to order at 7:10 p.m.

1. We had a meeting with Fred Gans, who is the developer for a company call Garages of Texas. The building will be off Marsh just north of the golf range on the south side of the power lines. He explained the layout of the buildings and the infrastructure. We all like the plans, and it should not cause any traffic problems. Fred wanted to let us know about the project and that it will not affect our property value.
2. Financial update from Cheri:
 - a. There are five homeowners who are overdue. We have already filed Notice of Lien on two of them, but we will ask our attorney whether we need to file again, since it's been a year or more. We will send "friendly reminder" emails to the other three, hoping that will nudge them into getting current with their homeowner dues.
3. Digging along our property:
 - a. A developer is building a new medical office facility on the east side of Marsh, directly across from our wall. They have to run a new sewer line for the project, so they have been "potholing" at several locations in the sidewalk along our wall and around our entryway landscape bed. Cheri notified the city that we had not been informed about this project and its potential damage to our property. In response, a Building Inspector with the city's Inspections & Permits department called a meeting, which was attended by him, three representatives of the construction company, and Cheri. The Building Inspector pointed out that, if they trenched along the west side of Marsh – along our wall – for their sewer line, they would kill all of our new landscaping and sod plus, far more significantly, all of our live oak trees. The trees alone would cost at least \$100,000 to replace, and the construction company and developer would be responsible. They then decided to explore redrawing their plans so that the trenching would be done along the east side of Marsh. The only digging on our side would be to install two new manholes, and the company would restore any damage to our sidewalk, landscape, etc. They would dig between our trees, as far from the roots as possible, which should avoid any damage. The Building Inspector promised to keep Cheri informed as the approval process continues. She will check with him periodically for updates and report them to the rest of our board.
4. Our next board meeting will be at 7:00 p.m. on Wednesday, November 14, in the small conference room at the Josey Ranch Lake library.

Meeting was adjourned at 8:02 p.m.