

THE ESTATES OF WELLINGTON RUN

MINUTES: 2021 HOA ANNUAL MEETING

Time & Date: 7:00 p.m. on Monday, April 26, 2021

Location: Online via Zoom

Board Members in Attendance: Lisa Smith, President; Randy Graves, Vice President; Cheri Stubblefield, Treasurer; Mark Wurden, Member

Residents in Attendance: Stephen Kallenberg, JoAnn Yancy, Cyndi Pham, Cas Trevino, Doug Boss, Melissa Fontenot, Darius Shroff, and Corina and Jim Campbell

Meeting called to order at 7:24 pm

Welcome and Introductions

23 Proxies received from homeowners unable to attend

1. 2020 Financial recap by Lisa:

- a. Unable to screen share; will email to members after meeting; Actual Income \$12,085.20 (\$300 less than budgeted); Actual Expenses \$562 less than budgeted - less landscaping than expected; Actual Utilities \$21 less than budgeted; Insurance exact \$1887; Miscellaneous \$534 less than budgeted - no unexpected repairs; Net \$1,629.01 surplus for 2020
- b. Vote to approve 2020 Actual v Budget

2. 2021 Proposed Budget by Lisa:

- a. Unable to screen share; Budgeted Income \$12,346; Budgeted Expenditures (upcoming tree trimming plus additional landscaping, utilities, insurance, miscellaneous, legal fees,) \$9300; Projected deficit of \$3,318; surplus funds in the bank will cover additional expenses.
- b. Vote to approve 2021 Proposed Budget

3. Election of Board Members by Lisa:

- a. Vice President - Randy Graves has stepped down from position. Darius Shroff, a former Board Member is only member interested in position.
- b. Treasurer - Cheri Stubblefield will continue as Treasurer
- c. Board Member - Mark Wurden has stepped down after 8 years from position. Doug Boss is only member interested in position.
- d. Vote to approve new Board members

4. Speed Study and “Kids and Pets at Play” Signs Recap by Lisa:
 - a. City did speed study February 11 - average speed 21 and 23 mph
 - b. March 2 study - average speed 22 mph and 24 mph
 - c. Timing of speed study did not reflect speeding that residents have observed
 - d. Only time city will put speed bumps if houses are on both sides of street; Kings Gate hill does not qualify

5. Other topics from the floor
 - a. Darius Shroff asked about unkept yards especially on Kings Gate; Cheri replied about “Happy Yard” reminders that most residents were responsive to, but needs to be done more routinely. Lisa replied that City will get involved at 12 inch high grass or weeds; some people received notices from the city; focused more on overhanging trees, etc.
 - b. Melissa Fontenot asked about U-turning in cul-de-sac and trucks parked in circle at the wrong angle and obstructs ability to make u-turns; legally car should be parked parallel to curb; Cheri replied she would look into parking ordinances and will include in upcoming reminders to residents.
 - c. JoAnn Yancy asked about time frame for repairing mailbox; Lisa replied that they would need to clear obstructions from road; City would have leverage about obstructing roadways.
 - d. JoAnn Yancy mentioned Postal Service having issues delivering mail because of how cars are parked; USPS can deny delivery for persistent issues; Cheri suggested reaching out to neighbors about issues.
 - e. Lisa brought up issues with dogs on leashes and residents picking up after their dogs; will include in upcoming newsletter.

6. Next quarterly Board meeting: Monday. July 26 at 7pm on Zoom

7. Meeting adjourned at 8:05 pm