

# THE ESTATES OF WELLINGTON RUN

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## MINUTE JANUARY 2023 HOA BOARD MEETING

**Time & Date:** 7:00 p.m. on Monday, January 23, 2023

**Location:** Online via Zoom

Meeting called to order at 7:02 p.m.

Board Members in attendance: Lisa Smith, President; Darius Shroff, VP; Cheri Stubblefield, Treasurer; Jasmine Kallenberg, Secretary; and Doug Boss, Community Member

Residents in attendance: None

Welcome

Meeting Minutes from October 2022 Board Meeting approved

Old Business

- a. Bookkeeper pricing and bids - Lisa shared information on a bid annual cost would be \$5700 minimum but did not include extra costs; too expensive to pursue;
- b. Search for new Treasurer search - Cheri Peters on Crown Ct transfer of responsibilities and January statements and develop budget documents; develop plan for divvying up additional duties Cheri did.
- c. Landscaping - updating flower beds and clearing dead plants.

Financial Recap

- d. Lisa went door to door to collect past dues
- e. Three past due residents and one finishing up a payment plan and one starting a new payment plan starting in February

New Business

- a. Updated HOA bylaws based on new legislation - HOA Board held special meetings to review and approve changes to HOA bylaws that were outdated with current state law, including: Management Certificate, Bid Process Policy (new), Revised Payment Plan Policy, Assessment Collection Policy (new), Revised Guidelines for the Display of Certain Religious Items. New and revised documents will be uploaded to website.
- b. Annual billing for HOA dues - Lisa has spoken with several residents about a change to billing to once a year instead of twice a year; she received positive feedback from residents and plans to start annual billing due within one month of

due date; Cheri will include in statements that will be sent out later this week.

Changes are based on the new Assessment Collection Policy.

- c. Parking, renting and complaints - Lisa has decided to encourage residents to contact Code Enforcement officer contact information to increase enforcement of repeat parking offenders; renters need to be informed of HOA bylaws and registered with the city.
- d. Proposed zoning change for driving range off Marsh Lane - Lisa inquired about the height of the proposed building - 30 ft plus pitch of the roof; city is not concerned; homeowners within 200 feet will receive notice of upcoming hearing Feb 2; anyone can attend.

Date of Upcoming HOA Annual Meeting - Monday, April 24, 2023