

THE ESTATES OF WELLINGTON RUN

MINUTES 2023 HOA ANNUAL MEETING

Time & Date: 7:00 p.m. on Monday, April 24, 2023

Location: Online via Zoom

Residents in Attendance: JoAnn Yancy, Pat and Cheri, Darius, Bobby, Wes and Melissa Weisheit, Melissa, Lisa Smith, Corina and Jim, Mary Au, Donna, Jasmine Kallenberg

1. Lisa Smith 7:01pm called to order.
2. January 2023 Board Meeting Minutes were approved without changes.
3. 2022 Budget v. Actual Operating Budget Financial Recap - Lisa Smith
More income because past dues paid plus interest and four homes sold; landscaping of oaks on Marsh; legal fees overage due to legislative changes to HOA covenants and bylaws; Misc repairs - sprinkler repairs; bank balance \$24,082.18 is in good shape; tree landscaping budgeted for every two years but included in annual budget; will have dues current possibly by end of year due to sales and payment plans; question about dues increase needed to properly budget \$5,000 in tree trimming; motion to approve.
4. 2023 Proposed Operating Budget Review - Lisa Smith
All homes except Treasurer pays HOA dues which is how proposed budget is calculated; Board has discussed raising transfer fees from \$50 to \$250; increased landscaping budget and added an accrual line for tree trimming; Board insurance has increased and will since 2015 up \$1,000; Board will shop around cheaper plans; might email statements to decrease postage; new Zoom line item so we don't run out of time during meetings; shows deficit but will likely have extra income; trying to avoid raising dues; voted to approve budget.
5. Election of Board Members - Lisa introduced new treasurer since former one sold house; Cheri Peters is new Treasurer started in February and she is an original homeowner; vote on open positions:
 - a. Vice-President - Doug Boss is willing to serve as VP; formerly served as Member
 - b. Community Member - JoAnn Yancy will serve as Community Member
6. Other Topics for Discussion - All

- a. Darius posed question about corner house on 2828 Kings Gate and parked cars and traffic concerns; Lisa encouraged residents to complain to City; Citation was issued to resident; Trailer is illegal; Resident is renting; contact City Code department and request follow up; Pat posed that if bylaws are not followed that the HOA should issue legal action/fines against the homeowner to get action taken; Pat complained to neighbor about barking dogs and was dismissed. Owner does not reply to emails; we do have homeowners mailing address and will discuss options at next Board meeting.
- b. Lisa is exploring new landscaping company for HOA; having issues with current company.

7. Next Board Meeting July 24

8. Motion to adjourn meeting. Meeting adjourned at 7:43 pm