

THE ESTATES OF WELLINGTON RUN

MINUTES JULY 2022 HOA BOARD MEETING

Time & Date: 7:00 p.m. on Monday, July 25, 2022

Location: Online via Zoom

Board Members in Attendance: Lisa Smith, President; Darius Shroff, Vice President; Cheri Stubblefield, Treasurer; Jasmine Kallenberg, Secretary; Doug Boss, Member

Residents in Attendance: None

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

1. Welcome
2. Approve/Make Changes to Meeting Minutes from Annual Meeting
 - a. Minutes from the April Annual Meeting were approved, and Doug will upload them to the HOA website.
3. Old Business
 - a. Dog attacks flyer was emailed out and Lisa received positive feedback
 - b. Parking followup - parking information will be shared in newsletter and Doug will follow up with City and Cheri will work with Lisa to make flyers to put on cars in violation.
 - c. Airbnb - no new City response but the topic is on the Council agenda for the City of Dallas and Jasmine will watch for any actions taken by other cities.
4. Financial Recap
 - a. Cheri reported that financials are sound; 2 residents on payment plans and 2 need to get on payment plans
5. New Business
 - a. Contracting outside financial management company to manage HOA finances to streamline services and allow for a new Treasurer to be less hands-on with collections process; Cheri will research cost and services and see if it can be added to HOA budget or need to increase dues.
 - b. HOA by-laws and collections processes need updating and review by HOA attorney; Cheri will work with attorney and report back to Board.

- c. Several community members have inquired about a National Night Out event or block party in October; Jasmine will work with resident volunteers and Lisa to plan an event.

6. Date of Next HOA Board Meeting is Monday, October 24, 2022

Meeting adjourned at 7:29 p.m.