

Estates of Wellington Run
HOA Annual Home Owners Meeting
2413 Jester Place;
April 23, 2013

Agenda & Budget: See attached.

Attendees: See attached attendance sheet.

Meeting was called to order at 7:00 p.m.

1. The board introduced themselves followed by the home owners.
2. Lisa went over the financials. She mentioned a lot of the budget numbers for the 2013 are estimates. No objections were raised to any of the budget items. Particular items discussed included:
 - a. Maintaining the trees at the front entry way on Kings Gate off Marsh Lane, including pruning and potential replacement in the near future.
 - b. Maintaining the ground cover under the trees on Marsh Lane.
 - c. Planting in the 2 beds under the "Estates of Wellington Run" signage.
 - d. Question was raised on the delinquent HOA dues. Lisa mentioned that there are a number of home owners who do not pay. Liens will be filed if they try to re-finance or sell their homes.
 - e. Who files the liens? Previous board member Rob was familiar with the process. They are filed in a downtown Dallas office.
3. Lisa asked if email notices were preferred over hard copies. All present appreciated receiving emails.
4. Vacant lot / Villas of Wellington update. Construction is progressing. Work hours will be adhered to per City ordinances. These are between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays. Lisa's contact has been very responsive with questions & returning email, so please let her know if you have any issues and she can contact the person.
5. New board members were elected to replace Jen Davis (treasurer) and Mary Lynn Novelli & David Ahalt (members). Cheri Stubblefield will serve as new treasurer; Rob Diodato will serve as new board member; David Ahalt will continue as board member.
6. Open discussion items:
 - a. Parking on cul-de-sacs was discussed. Parking straight (perpendicular to the curb) is illegal and can result in a \$60 fine. Parallel parking is approved.
 - b. There are 3 houses currently for sale.
7. Next board meeting will be held on August 13, 2013 at 7:00 p.m. Place TBD.

Meeting was adjourned at 7:45 p.m.