

The Estates of Wellington Run

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HOA Board Meeting
Carrollton Public Library at Josey Ranch Lake
March 5, 2014

Attendees: David Ahalt; Randy Graves; Lisa Smith; Cheri Stubblefield; Darius Shroff

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

1. Financials: Current bank balance = \$19,095.23. Current dues owed = \$8,166.00.
2. Lisa received an estimate from Lynnette about planting ground cover at Marsh Lane. Approx. cost is \$1,600.
 - a. Lynette suggested getting a couple of other bids as well for the work she has outlined. Lisa will contact Strong's Nursery & Garden Center.
 - b. Lisa asked if the sprinkler system was working in the corner pockets of the front planter bed along Marsh Lane. David will check and let Cheri know if the sprinkler company needs to be called out.
3. Randy to update website to remove Lisa's name in the "Report Violations" section. They should contact the City of Carrollton or Carrollton Police directly.
4. Records retention: As of now, we will continue to save paper copies of all records.
5. Repairing brick wall along Marsh Lane: David reviewed the work with a repair company which stated that the wall would have to be completely torn down and rebuilt. It cannot be patch repaired at only certain areas. At this time, the wall is not a cause for concern. The wall can be re-built if the situation worsens considerably (wall falls down).
6. Randy to delete the wellingtonrun@gmail.com address off the website under the "Operations" tab. The text should be revised to: *"If you have a question, or comment ~~or complaint~~, please send an email to us. We need to hear from you!"*
7. Lisa reviewed the insurance policy with our agent, who stated that the coverage was good. Cheri will also contact a couple of agencies to compare coverage/prices.
8. Randy will check on insurance coverage in case of identity theft to the HOA bank account.
9. Lisa contacted Riddle & Williams, P.C. (firm that drafted the original HOA Bylaws and Covenants) to check what it would cost to update the HOA Bylaws since the 2011 changes, and if dissolution of the HOA is an option. They got back to Lisa on 03/10/14:
 - a. There is no "burner" to start fresh and add in our info for a new Bylaws and Covenants.
 - b. Per Lance Williams: Probably \$300.00 to review the Declaration and Bylaws. Because of the many changes since the Bylaws were adopted, a total rewrite of the Bylaws would be necessary, costing \$1,500 to \$2,000. He said the declaration probably would not need to be changed much.
 - c. They stated that Lance would have to review our documents to determine if dissolution is an option and how we would need to follow up. This will take a couple of hours and they would charge for this work.
 - d. Next meeting is the Annual HOA Meeting scheduled for Monday May 12, 2014 at Josey Ranch Lake Library, 1700 Keller Springs Road. Three board positions are expiring and need to be filled: President (Lisa); Secretary (Darius); and Member (David). The Treasurer (Cheri) and Vice President (Randy) have another term in office.
10. Meeting adjourned at 8:35 p.m.