

Estates of Wellington Run  
HOA Board Meeting

Place: Cheri Stubblefield, 2817 Kings Gate Drive, Carrollton, TX 75006

Date: November 7, 2016

Board Members in Attendance: Randy Graves, Cheri Stubblefield, Chad Baker

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

1. Continued entryway improvement:
  - a. Discussed plans for filling in the area under the trees between the sidewalk and the wall.
    - i. Agreed to simplify the project by limiting its scope to just planting a ground cover such as jasmine, ajuga, or other types adjacent to the wall, along with sod adjacent to the street.
    - ii. Cheri will get new quotes from landscapers.
2. Homeowners with outstanding dues:
  - a. Three of the six delinquent payers have signed Payment Plan Forms and made their initial payments.
  - b. The attorney found that one of the other three properties is co-owned by a husband and wife – but the wife has never been documented in HOA records. Since our notification letter was sent only to the husband, we have to send a revised letter to both the husband and wife. Cheri has gotten four signatures and will send the letter when Mark Wurden is back from his business trip and can sign the new letter.
  - c. The final two delinquent homeowners have not responded to our letter or to an email from Cheri, so she referred them to the attorney for further action. The attorney sent them a demand letter dated October 31. If they do not respond to his letter by the first week of December, Cheri will instruct the attorney to proceed with lien filing.
3. Next quarterly Board meeting is scheduled for Monday, February 6, 2017 at 7: 00 p.m. Cheri will reserve the free conference room at the Josey Ranch Lake library branch.
  - a. A separate meeting for landscaping will be held when new bids come in. TBA.
4. Meeting adjourned at 8:00 p.m.