

THE ESTATES OF WELLINGTON RUN

Monday May 20, 2024-7PM

Via Zoom

Board Members in attendance:

Lisa Smith

Doug Boss

JoAnn Yancy

Steve Lee

Cheri Peters

Lisa called the meeting to order at 7:05 and called for a moment of silence for the passing of Randy Graves who previously served as a Board Member.

Introduction of members & various residents was made by each.

23 proxies were in hand giving ample proxies and attendees to proceed with the meeting. Approval of the January 2024 meeting minutes was presented, and no questions were offered, therefore a motion was made by Steve Lee and seconded by Doug Boss, to accept same.

Lisa discussed the 2023 Budget vs Actual and pointed out that we had a surplus of \$2371.55. More dues were collected than projected and for the first time in a great number of years, we collected 100% of dues in 2023.

Expenses also come in below budget. Utilities saw a slight increase over budget. A motion was made by Doug Boss to approve the 2023 budget and was seconded by Pat Kreiner.

Next discussed was the 2024 budget. After a few misc. questions, a motion was made by JoAnn Yancy to accept the 2024 budget, and seconded by Steve Lee

Election of Members: Lisa announced Jasmine, the current secretary, has decided to step down. Doug thanked Lisa for her continued service as Board President since no other nominations were presented and announced that Steve Lee has accepted the quest for the position as secretary. Doug proposed to consider Lisa & Steve for those two positions and was approved. The motion was seconded by Joann Yancy.

Lisa then opened the meeting for "*open discussion*" Discussion regarding rental units and the enforcement of regulations regarding parking and other violations, and to also obtain contact information on the tenants. JoAnn asked about the removal of her large oak trees to prevent further foundation issues from the root system of trees. Jim asked about solar panels and was told if they are on the back side of the home, they are acceptable.

Lisa announced that the next meeting would be tentatively July 22, 2024.

Meeting was adjourned at 7:39PM

Steve Lee

Secretary