

Estates of Wellington Run  
HOA Annual Board Meeting  
Carrollton Public Zoom  
July 13, 2020

Attendees:

5 Board Members; Lisa Smith, President; Randy Graves, Vice President; Chad Baker, Secretary; Cheri Stubblefield, Treasurer; Mark Wurden, Board Member

7 Homeowner members in attendance

19 Signed Proxies from homeowner members

Board Members introduced themselves.

Homeowner members in attendance introduced themselves.

Meeting called to order at 7:08 p.m.

1. Financial update from Lisa:
  - a. Fiscal Year 2019 Budget v Actuals was presented;
  - b. FY19 Actuals ran a deficit of \$3921.85 which was only \$345.01 more than planned due to planned tree trimming expenses incurred every other year and maintenance to the sprinkler system and entryway landscaping;
  - c. The deficit was also a result of \$1,907.60 in unpaid HOA dues, much of which has been collected in FY20;
  - d. Lisa reported a bank balance of more than \$9,000, a solid financial cushion despite the FY19 budget deficit;
  - e. The FY19 Budget v Actuals was approved by the HOA.
2. Proposed 2020 Budget:
  - a. Lisa presented the FY20 Budget;
  - b. The lighting for the front entryway needs to be replaced. George Hoyt will help with purchasing the lights and installing them. Cost has been budgeted for \$416
  - c. There will be no tree trimming planned and with collection of past dues, the budget is expected to result in a budget surplus of \$807.55.
3. Election of Board Members:
  - a. Jasmine Kallenberg was nominated and elected as the new secretary in place of Chad Baker, and she will serve a two-year term;
  - b. Lisa Smith was nominated and re-elected as Board President, and she will serve another two-year term.
4. Sign Toppers:
  - a. Jasmine presented a short video discussing the sign topper grant process and survey results;
  - b. The grant was approved by the Neighborhood Advisory Commission (NAC) on July 9 and sent to production;
  - c. The cost of the project will be covered by the City of Carrollton;
  - d. Public Works department will install six sign topper no later than 90 days from the date of NAC approval.

5. Other topics from the floor:
  - a. Discussed ways to help dues such as electronic pay through the website;
  - b. Also, looking for ways to help people who are behind on dues through a type of community fund. Requested to make it possible to make quarterly payments;
  - c. Discussed speeding evaluations on King Gate and alleyways and Lisa agreed to contact the city to survey speeds;
  - d. The Board will research options for "Kids and Pets At Play" signs to place throughout neighborhood;
  - e. Lisa said she would call the city environmental department about the tree hanging over the fence in the neighborhood to the north of us.
  - f. Members were reminded that it is a city ordinance to pick up pet waste on the greenbelt;
  - g. Lisa said she would contact Oncor about any provisions for them putting signs in the green belt reminding dog owners to pick up after their dogs.
  - h. Lisa said she would contact Oncor about the right of way to build a wall running east to west from Marsh to Mary Lynn's house to prevent walk through traffic.
  
6. Date for next quarterly meeting, Monday October 5<sup>th</sup>, 2020.

Meeting was adjourned at 8:21 p.m.