

# The Estates of Wellington Run

---

Estates of Wellington Run  
HOA Annual Meeting  
Carrollton Public Library at Josey Ranch Lake  
May 5, 2014

Board Members: David Ahalt; Randy Graves; Lisa Smith; Cheri Stubblefield; Darius Shroff  
Attendees: See attached sign-in sheet

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

1. Welcome & Introductions.
2. Financial Recap. The budget was approved.
  - a. See attached 2013 Operating Budget vs. Actual
  - b. See attached 2014 Operating Budget
  - c. There are six homeowners whose dues are currently outstanding.
3. There were a number of homes that have recently gone on the market & have sold very quickly. There was a suggestion to raise transfer fees if there was a need to increase revenue.
4. The consultation with the new attorney was discussed in order to update the by-laws and covenants. There were no objections.
5. The entryway Bradford Pear trees at the Marsh Lane will have to be replaced soon as they are nearing their life span. Lynette suggested Burr Oak or Red Oak, preferable planted in the fall from a company that gives at least a one year guarantee. Update:
  - a. Sheri has received three estimates for removing the trees & stumps (\$2,600 to \$3,600). This will almost certainly damage the sprinkler lines/heads so we will have to plan to repair that damage. Plus we will have to be sure that no further damage occurs when the replacement trees are planted. It would make the most sense to have the old trees removed immediately before the new ones were planted.
  - b. HOA Board also investigating hiring a professional arborist to evaluate and recommend any life-extending measures, such as strategic trimming, feeding. Each tree company to bid pruning, feeding, etc. as a means of keeping the trees as healthy as possible. Costs pending.
  - c. HOA will have to obtain written permission from each homeowner to remove any trees on his/her property. Will follow up with attorney.
6. The brick wall along Marsh Lane was discussed.
  - a. The home owners were made aware that the wall cannot be patch repaired. David reviewed the work with a repair company which stated that the wall would have to be completely torn down & rebuilt. 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).
  - b. Perhaps a temporary solution is some sort of ground cover, especially at the trees, and stone/backfill?
7. Election of board members.
  - a. Lisa's term has ended but she will continue as president.
  - b. Darius's term has ended but he will continue as secretary.
  - c. David's term has ended. We thank him for his services.
  - d. New board member: Mark Wurden (2424 Princess Ct).
8. Street liaisons were requested. The following volunteered:
  - a. Kings Gate - Justin
  - b. Crown Ct – Pat
  - c. Jester Pl – Stephen
  - d. Princess Ct – Lorna

# **The Estates of Wellington Run**

---

- e. Queens Ct - ??
  - f. Britain Ct - Jason
9. Meeting adjourned at 8:15 PM.