

Wellington at Preston Meadows Homeowners Association

Board of Directors Meeting Agenda

January 18th, 2022, at 4:00PM

5212 Tennyson Pkwy, Suite 130, Plano, TX 75024

1. Call to Order: Meeting was called to order at ____.

2. Roll Call –

- a. Establish Quorum- Quorum was established with ____ members of the board in attendance.
- b. Proof of Notice – Emailed on 1/10/2022 and posted to community website.
- c. Introduction of Board Members & Community Manager:

Present ___ Not Present ___ Kristina Davies, President Present ___ Not Present ___ David Willenborg, Vice President
Present ___ Not Present ___ Misty Salinas, Community Mgr. Present ___ Not Present ___ Robert MacLean, Treasurer
Present ___ Not Present ___ Yumaira Aguilar, DP

3. Approval of the 11/5/2021 meeting minutes- The November meeting minutes were read. ____ made a motion to approve the October meeting minutes. Seconded by _____. With all in favor, the November Meeting Minutes were approved.

4. Financial Review/Treasurer's Report – as of January: Operating \$90,200.48 Reserve \$104,661.52

- a. Misty reviewed the 2021 Year End Financials with the board and homeowners in attendance.
- b. Reviewed High Water Bill
- c. CPA Selection

5. Ratify prior actions: (Includes all actions taken outside a board meeting, Include \$ amount of expenses.)

6. New Business

- a. Amending the Bylaws regarding the need for a Nominating Committee
- b. Appoint a Nominating committee for the 2023 Annual Board Meeting
- c. Agenda for 3/3/2022 Annual Board Meeting
- d. Fine Structure Update
 - i. Moved out of Forced Maintenance and moved to standard fine structure
- e. Tree Trimming
 - i. Homeowner Complaint
 - 1 Western Landscape: \$568.31
 - 2 Landscape Pros of Texas:
 - 3 S&S Tree Service:
- f. Color replacement
 - i. Center island at Colonnade Dr./Legacy Dr. This is for the two beds.
 - 1 Landscape Pros of Texas: \$584.55

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7. Homeowner Open Forum

8. Executive session

- a. Aging:
 - i.* Review next action on delinquent legal status cases at HOAF.
 - ii.* Discuss sending all accounts with a delinquent balance, that include assessments, to the attorney.
 - iii.* Discuss any homeowner write-off requests
- b. Violation:
 - i.* Discuss focus of the association for the post-holiday site drives.
 - ii.* Discuss violation report.

9. Motions following Executive Session and summary

a.

10. Adjournment – Meeting adjourned at_____.