

Wells Landing HOA Meeting Minutes

October 12 Community Meeting Yard Art Rules and Regulations Proposal

Attendees: Ed Pacheco
Sandy Fidler
Donna Ponder
Joyce Bryan
Tanya Marsh
Ricki Rodrick
Gil Thomar
Mary V Fisher
Susan Oehler
Cheryl Susser

Board member Don Johnson shared the presentation with proposed yard art rules and regulations with good discussion among the group. Attendees were asked to communicate (to Jeff and/or Don) the changes they'd like to see to the proposed rules and regulations by the end of next week (October 19).

In the meantime, proposed yard art rules and regs will be posted to the web site for review by HOA members.

Wells Landing HOA Meeting Minutes

October 12, 2019 Board Meeting

1. **Call the meeting to order** the meeting was called to order at 7:10 p.m.
 - a. In attendance: ☒ Jeff Berk ☒ Don Johnson ☒ Pat Markham
 - b. Review and approve meeting minutes from August 10 minutes approved
2. **Financial Update** No financial update was available. Meeting scheduled with John Nichols on November 5th at 1:00 in preparation for the annual meeting at his office. Jeff and Don will be attending. All board members are welcome to attend.
3. **Board Membership**
 - a. **Linda Olsen** has resigned her HOA Board position as Landscaping Manager.
 - b. **Dena Calivas** has volunteered to return to the HOA Board strictly as Social Director, with no other responsibilities. The Board is happy to have Dena serve in this role temporarily as an Associate Board member with no voting rights. Her Board position will be open at the November meeting.
 - c. **Delores Lawson** will continue her independent work in landscaping, which will be monitored by Jeff Berk.
4. **Architectural Change Requests** (Jeff)
 - a. New change requests No change requests were shared with the board. Two requests were sent to Jeff requesting tree removal, and approved by him.
 - b. Outstanding issues No outstanding issues identified.
5. **Landscaping Update**
 - a. Discussion re: the transition from Massey to Trad's.
 1. Any feedback on Massey lawn treatment services?
 2. Was estimate received for lawn treatment services from Trad's?Transition from Massey Lawn Services to Trad's was made by Jeff due to Massey's continued lack of responsiveness to requests for service and support. Delores is currently serving as our point of contact for Trad's. Monthly costs for Trad's services is about \$250 per month.
 - b. What specific cleanup activities should be performed at the pool/cabana area on the volunteer cleanup day (during holiday decoration time)?
The Board has elected to defer these cleanup activities to the Spring.
 - c. F/U Pat: Need to update the Information Sheet with new information for Massey, as well as Trad's. Pat will update as part of the annual resident directory update.
6. **Community Meeting re: Yard Art Rules and Regulations**
 - a. Follow-up items and Outstanding issues
 - b. Next Steps Meeting attendees will send their feedback to Don by the end of next week re: desired changes to proposed rules and regs.

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Proposed yard art rules and regs will be posted to the web site for HOA member review in an effort to obtain consensus at the annual meeting. If OK'd, revised rules and regs will be sent to each member in their homeowner packet.

7. **Flags** (see #6 above)

8. **Annual HOA Meeting Planning**

a. Review and confirm meeting plans.

b. Document Preparation

1. Meeting Notice

2. Proxy Statement

3. Resident Directory Listing by Address for **Meeting Attendee Sign-in Sheet**

4. **Meeting Agenda** (review prepared draft)

5. (Nov 15 2018 and Jan 12 2019) combined **Annual Meeting Minutes**

6. **Meeting attendee packets** (one per address) to include:

- **Agenda**
- **Meeting Minutes**
- **Treasurer's Report** Jeff will obtain from Vivian
- Report on **2019 Maintenance, Repairs, Accomplishments** Jeff/Don
- Report on **(list of) Service Contracts** Jeff/Don
- Report on Yard Art **Rules and Regulations** Don
- Review of Wells Landing **Calendar of Events**
cleanup & Spring Social, last Saturday in April
- Board Member **Election Ballot**
These are blank ballots, Jeff will send to Pat
 - ID current Board members who volunteer to continue.
 - ID homeowners who'd like to be considered for a Board position.
- **Wells Landing Resident Listing** (by name, by address)

Pat to buy 8 doz name labels, 8 doz folders, black/colored markers, 4 doz pens.

Newsletter to print Mon 11/11, distribute by 11/13. Annual meeting notice on 11/21.

9. **Next Board Meeting scheduled:** date: Nov 9 time: 10 a.m. location: pool

10. **Meeting adjourned at:** estimated 7:45 p.m.