

Wells Landing HOA Board Meeting Minutes

June 8, 2019

1. Call the meeting to order
 - a. In attendance: —x_ Jeff Berk _x_ DonJohnson x Linda Olsen x Pat Markham
 - b. Review and approve meeting minutes from April Meeting minutes approved.
2. Financial Update (Jeff/Don)
 - a. A/R update (see below)
 - Current spending is approximately \$4000 per month
 - Lien to be placed on property at 617 WLD (unpaid dues). Don will copy us all on the letter to her.
3. Replacement Board Member to serve as Scda Director No volunteers yet.
4. Review Architectural Change Requests (Jeff)
 - a. New change requests Those that were submitted were approved.
 - b. Outstanding issues No issues of note.
5. Landscaping Update (Linda)
 - a. Massey Lawn service notification of schedule and treatment application Notice received, with successful communication to community
 - b. Controller box for sprinklers in front entry isn't working, fix will cost \$85 + parts
6. Annual Walkabout Update
 - a. Don completed walkabout redo with help from Sandy Fidler, Sent 34 notices to homeowners requesting specific maintenance action(s).
 - b. Certified letters were sent to homeowners at 620 WLD and 556 WOL. First class letters were sent to those at 641 and 645 WLD.
7. Landscaping Rules & Regulations Detans re: *hen, where, fcmzt, etc.
 - a. Don is preparing a draft proposal for the yard art component of the R&Rs for Board review and discussion at July Board meeting.
 - b. Final Board review is tentatively scheduled for the August Board meeting, and to obtain Community Input at the September Board meeting.
8. HOA Records Management project— Pat needs to finish review of final box of records received from Dena, place records to be retained in plastic tub with blueprints.
9. Next Board Meeting scheduled: date Jul 6, Erne 10 am, location at the pool
10. Meeting adjourned at: 11:03 am