

DATE: Feb 04, 2023

## WELLS LANDING HOA BOARD MEETING MINUTES

Meeting called to order: 1000

Members present: JEFF BERK, DON JOHNSON, RAY BUTTS (by phone)

1. Approved Minutes from the previous meeting held on: Oct 08, 2022

2. Financial Update – 13 Delinquent accounts as of Feb 1, 2023

3. New Business

a. Elected Board Officers:

President: Jeff Berk

Vice President: Don Johnson

Secretary: Ray Butts

b. Delinquent Annual fees: Past-due notices are to be mailed as soon as possible. A \$25.00 administrative fee will be added to each past-due account. Accounts not made current after 30 days of mailing will be forwarded to Ansbacher Law for collection.

c. Delinquent painting – Approx 18 homeowners on Wells Landing Drive have either not painted or failed to notify the board of completed action. Two have requested extensions in writing. Delinquent notices have been mailed. There will be a board meeting on February 25, 2023, at which time the board will vote to send recommended action to the Compliance Committee for approval/disapproval.

d. Delinquent insurance documentation – 14 owners have failed to submit annual proof of homeowner insurance as required. Delinquent notices are being mailed. There will be a board meeting on February 25, 2023 at which time the board will vote to send recommended action to the Compliance Committee for approval/disapproval.

e. Pool fencing – Fence sections damaged by a falling tree have been replaced. The board has contracted to replace the remaining sections of the deteriorating metal fencing.

f. Landscaping repair – to start as soon as the risk of additional hard freezes passes.

g. Community sign repair/replacement – in the bidding process.

h. Neighborhood inspection/discrepancy notices – Board members hope to “cruise the neighborhood” at the end of February.

i. Gate lock at the east end of Pine Forest Trail is difficult to operate – again. Locksmith contacted to service/repair.

4. Open ARB requests

a. None

5. Old business

a. None scheduled

6. Next board meeting

a. Date: February 25, 2023

b. Time: 1000

c. Location: Pool

7. Meeting adjourned time: 1035