

WELLS LANDING HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

November 19, 2022

Certification of Quorum - Present (28) Proxies (7) Total # (35)

Libby Berk

Invocation and Pledge of Allegiance led by - Ray Butts and Jeff Berk

Meeting called to order – Jeff Berk @1115

Consent Agenda approved – No dissent

2022 Annual HOA Meeting Minutes were approved.

Treasurer's Report (budget) – Jeff Berk

The board recommended, and the membership approved, an increase in annual fees to \$1150 in order to cover the cost of Revitalization (approx. \$15k), increased cost of various maintenance contracts, and property improvements.

Legal – Moving forward, delinquent fees owed to the association will be forwarded to the association's legal representative for collections.

Repairs / Accomplishments in 2022

- Bathroom toilet repairs

- Irrigation system repairs

- Trimming and removal of dead / downed trees

- Pool fence (wood sections) replacement

- Pool house and gazebos painted

- Community Revitalization completed

New Business

Pool Deck (concrete) repair is needed. We will try and accomplish in CY 2023

Pool fence (metal sections) require replacement

Pond landscaping

Entry sign irrigation / landscaping repair – will accomplish after utility work in the area is completed

Willow Oak owners are required to paint in CY 2023

Compliance Committee – The following owners have volunteered to be members of the Compliance Committee:

Rebekah Berk
Leah Dummich

Jeff Winistorfer
Cheryl Susser

There were NO volunteers to install holiday decorations

Board Nominations from the Floor / Voting / Results

No nominations / volunteers from the floor. Jeff Berk, Don Johnson and, Ray Butts agreed to continue to serve however all stated CY 2023 would be their last year as board members.

Meeting Adjourned at 1225.