



<b>When:</b>	<i>Saturday, February 24, 2024, 9:00 AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>February 2024 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Ray Butts, Don Johnson, Jeffrey Berk, Lynn Bradley, and Jubilee Berk	
<ol style="list-style-type: none"> <li>1. <i>Approve minutes of January 6, 2024, board meeting - Approved</i></li> <li>2. <i>Financial Update – Number of delinquent Accounts</i> <ol style="list-style-type: none"> <li>a. <i>5 - Painting</i></li> <li>b. <i>7 - Dues</i></li> </ol> </li> <li>3. <i>Old Business:</i> <ol style="list-style-type: none"> <li>a. <i>Pool deck repair/refinish – Kevin Montalvo replacement of expansion joint PT 2x4s. Should be ready for contractor February 5<sup>th</sup>. (Completed)</i> <ol style="list-style-type: none"> <li>i. <i>Awaiting final bill</i></li> </ol> </li> <li>b. <i>Water heater replacement – Confirmed with town that the required water temperature is “tepid.” Discuss replacement with like unit or install tankless unit.</i> <ol style="list-style-type: none"> <li>i. <i>David Gray has provided a quote. One other quote needed. The electrical is working but will need updating/replacement as it is 40 yrs. old. Quote for replacement, including wiring, full panel surge protector, new box, and breakers. The box will be 150 amps. Lynn will get a quote from Destiny Electric.</i> <ol style="list-style-type: none"> <li>1. <i>Jeff will send Lynn the quote from David Gray for the comparison pricing.</i></li> </ol> </li> <li>ii. <i>Reem single pole, 240, 13 kw is available at Home Depot for \$300, we would just need to pay for installation. It will use the original piping.</i></li> </ol> </li> <li>4. <i>New Business</i> <ol style="list-style-type: none"> <li>a. <i>Holiday Decorations Purchased in 2023 – Approximately \$400</i></li> <li>b. <i>Eastside entry sign has significant wood rot. Kevin Montalvo will replace/repair as needed.</i></li> <li>c. <i>Soap dispensers in the pool house have been replaced – 3 total (2 bathrooms and the kitchen of the pool house)</i></li> <li>d. <i>Next steps for those who did not paint or provide proof of painting on Willow Oak – Don has the current list</i> <ol style="list-style-type: none"> <li>i. <i>5 – 4 sent nothing and 1 sent an unusable receipt but Lynn recalls seeing the unit being painted so they will be passed as complete.</i></li> <li>ii. <i>7 – haven’t paid dues, 2 are also on the delinquent painting list.</i> <ol style="list-style-type: none"> <li>1. <i>Delinquency letters will go out giving them until 04/08 to pay and will pay \$100/day for 10 days thereafter if not paid.</i></li> </ol> </li> </ol> </li> </ol> </li> </ol> </li></ol>	

2. *The delinquent accounts can challenge the finding and go before the Compliance Committee.*
3. *Interest of 18% will accrue for delinquent dues.*
4. *\$12,676.40 total is due.*
5. *After the accrual of the \$100/per day for 10 days, the accounts will move to the attorney for handling, if still unpaid.*
- e. *Possible change in real estate sign – New design sample provided by Lynn*
  - i. *\$150 for a mock up*
  - ii. *Colors – Blue and white or Lynn has a current sign that is green and gold.*
    1. *Lynn will send a picture of the current sign.*
    2. *Sign vendor suggestion: More than Ink*
    3. *The realtors will pay for the signs.*
      - a. *Ray Butts does not agree with the realtors needing to update their signs in lieu of using the old ones.*
- f. *TNR for cats – HOA paying or other options*
  - i. *Sandy Paws has been contacted regarding setting up a TNR program at a discounted cost. The vet had not responded.*
  - ii. *Lynn will also contact a vet on Kingsley to propose the same.*
  - iii. *If the HOA is going to absorb the cost, a special meeting or line item for the annual meeting will need to be added for an addition to the budget.*
    1. *Board vote results: An item will be added to the annual meeting in lieu of a special meeting.*
- g. *Action for delinquent accounts – Send to collections?*
- h. *Inspection of properties for C&R compliance. Standardized discrepancy letter, penalties for non-compliance*
  - i. *Lynn, Yolanda and Cheryl will walk the neighborhood to annotate possible violations for review.*
- i. *Purchase of bulletin board to display required documents.*
  - i. *Location vote decision: A bulletin board will be put at the pool house for the 2<sup>nd</sup> agenda posting location.*
- j. *Needed update/replacement of original breaker panel.*
5. *Open ARB requests*
  - a. *None*
6. *Lynn will send a plan for landscape changes.*
7. *Lynn will contact Kyle regarding fencing needs to discourage vagrants.*
8. *Next board meeting will be:*
  - a. *Date:4/6*
  - b. *Time: 9:00 AM EST*
  - c. *Location: Pool house*
9. *Time meeting adjourned: 10:00 AM EST*