



<b>When:</b>	<i>Saturday, December 14, 2024, 10AM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>December 2024 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Don Johnson, Jeffrey Berk, Chad Black and Jubilee Berk	
<b><u>AGENDA</u></b> <ol style="list-style-type: none"> <li>1. Approve November Annual Board Meeting Minutes - Approved</li> <li>2. Financial Update <ol style="list-style-type: none"> <li>a. Number of delinquent accounts: 1</li> <li>b. Failure to paint: 7</li> </ol> <p>Note: Additional letter proposed to provide 2 weeks/10 days to pay dues and/or paint. If no response, another letter will be sent notifying of the fine imposed. – Voted to approve</p> </li> <li>3. Old Business – None anticipated</li> <li>4. Open ARB Requests – Denise request to update driveway and walk with pavers. Board passed to approval.</li> <li>5. New Business <ol style="list-style-type: none"> <li>a. Elect Officers</li> <li>b. Set goals for CY 2025 <ol style="list-style-type: none"> <li>i. Gate</li> <li>ii. Landscaping</li> <li>iii. Entry signs replaced due to rot</li> </ol> </li> <li>c. Recognition given for Christmas decorations <ol style="list-style-type: none"> <li>i. Jubilee will look for additional items on sale after Christmas</li> </ol> </li> <li>d. Chad Black – new board member introduced <ol style="list-style-type: none"> <li>i. Propose to enforce C&amp;R requiring homeowners to clean up debris on their property.</li> </ol> </li> <li>e. Architectural Appearance Committee <ol style="list-style-type: none"> <li>i. New checklist provided to the committee for review and suggested edits</li> <li>ii. Chad will work with the Architectural Compliance Committee to identify properties needing updated.</li> </ol> </li> </ol> </li> </ol>	

iii. Garbage cans – State law indicates we cannot address those who leave cans at the street 24 hours before or 24 hours after. Based on our pickup schedule, that would only allow us to address it if left on Saturday.

f. The ARB Request letter and Welcome Aboard letter will be added to the website.

6. Next HOA meeting:

Date: 1/25/2025

Time: 10AM EST

Location: Pool

7. Meeting Adjourned Time: 10:47am