



When:	Saturday, January 25, 2025, 10AM EST
Where:	Wells Landing Neighborhood Pool
Meeting:	January 2025 Wells Landing HOA Board Meeting

Attendees: Don Johnson, Jeffrey Berk, Chad Black and Jubilee Berk. Ray Butts attended via phone.

AGENDA

1. Approve December Annual Board Meeting Minutes – Approved

1. Financial Update – pending update from Christy

Non-compliance for painting letter will go out 2/1 providing 14 days to provide proof of painting or pending painting via contract from vendor. If proof is not received, another letter indicating the start to

Non-compliance for annual dues payment will be sent providing 1/31/25 with 14 days to pay. After 14 days, a fine of \$100/per day up to \$1000 will incur.

1. Old Business – Massey

A resident sent a letter to Jeff accusing the Board of fraud and collusion with Massey.

The Massey contract includes monitoring, treat and repair. If active termites are found, they will treat. If there is damage, they will pay for the repairs. The contract does not outline the requirements for monitoring Massey's GM did not provide details regarding how/when it is monitored. Massey will be here February to check termite stations and in April to complete exterior inspections.

For the neighbor who had to repair his garage due to termite damage, proof of damage being via termites was obtained from the contracted repairman and Massey covered the repair.

Massey needs access to backyards as they will not enter locked gates.

Note: The C&R's state that interior units are allowed access through neighbors' yards.

1. Open ARB Requests

Fred Beachem – Willow Oak – Screened porch with metal roof

Public works previously reviewed a similar screened porch that affected drainage. The Public Works Director determined the porch was non-compliant. However, the plans meet HOA requirements and is approved.

501 Pine Forest Trail poured an additional driveway without an ARB submitted. This unit did not have a pull off parking space. C&R 2.09(b)(3) indicates that additional parking spaces shall be constructed.

Per Town Hall records, this neighbor paved over property owned by 506 Pine Forest Trail. A letter will be sent to the Trust and occupant to remove the pull-off. After the 30 days, a fine of \$100/per day, up to \$1000. If the pull-off still is not removed, we will pursue legal action.

1. Architectural Review

Initial letters were sent 1/14/25. After a review to determine compliance to these requests, follow up letters/action should take place after 30 days.

1. Front Signs

Jeff will obtain estimates for replacement/repair

1. The Plainfield gate has been repaired.

1. Next HOA meeting:

Date: 3/22/25

Time: 10AM EST

Location: Pool

1. Meeting Adjourned Time: 10:50am