



<b>When:</b>	Saturday, March 22, 2025, 10AM EST
<b>Where:</b>	Wells Landing Neighborhood Pool
<b>Meeting:</b>	March 2025 Wells Landing HOA Board Meeting

**Attendees:** Don Johnson, Jeffrey Berk, Chad Black, Jubilee Berk, with Ray Butts by phone.

## **AGENDA**

1. Approve January Annual Board Meeting Minutes – Approved

1. Financial Update – # of delinquent accounts = 4

### **Dues:**

1. Has been in contact and had major medical issues. They are paying in increments and have paid half thus far. We will continue to allow incremental payments with the dues being paid by year end.
2. Caldwell 617 Wells Landing – Is in litigation and we have notified the legal representation for the foreclosure that debt is owed to the HOA.
3. Schreier 597 Wells Landing – Asked for a payment arrangement. The board will allow discussion for a workout.
4. Nichols 554 Willow Oak – Has begun the fine process.

**NOTE:** A notice from Ansbacher, reminding residents that

1. Old Business
  - a. Delinquent insurance Dec Page submissions:
  - b. Delinquent painting on Pine Forest Trail:
    - i. 505 Pine Forest Trail McGovern has a contract with Kevin to paint.
    - ii. 565 Pine Forest Trail Sapitan began painting this week.
  - a. Landscape Committee
    - i. Results – 14 2nd notices
    - ii. Next Steps – The Architecture Committee will walk the neighborhood today to determine who has or has not complied with the 2nd notice requests.
1. ARB Requests
  - a. Magee @ 501 Pine Forest Trail: Unauthorized paving – Denied
  - b. Calivas @ 533 Pine Forest Trail: Re-paving driveway – Approved
  - c. Hoffstetter on Willow Oak - Removal of pull-off driveway and landscaping – Approved
2. New Business
  - a. Architectural Committee requires a 3rd volunteer.
    - i. Status of unauthorized concrete work @ 501 Pine Forest Trail – The owner was present and discussed having the concrete removed and replaced with rocks. The owner will submit an ARB.
  - b. Entry sign repairs – Framing and electric is being replaced. Kevin began work this week.
  - c. Contact Public Works to repaint roadway stop lines – Already scheduled.
  - d. Spring HOA Pool Party – HOA would pay for paper products and meat. Everyone brings a dish. A notice will be placed in the newsletter.
  - e. Creek behind 582 has a terrible odor. Public Works will be contacted to inspect and clean.

- f. Installation of library share box at the pool – Newsletter request for feedback regarding installing one.
- g. Yard trash – Leaves must be bagged or placed in a trash can, or they will not be picked up.
- h. New real estate sign consideration – Information will be added to the website. The design change is optional.
- i. Community Cats – Contact Jubilee Berk for trap/neuter or spay/return if new cats show up that are not ear tipped. Also, concerned neighbors have reported possible poisoning and shooting of cats. Please submit any concerns or possible evidence of this to Jubilee Berk.

1. Next HOA meeting:

Date: 5/30/2025

Time: 10AM EST

Location: Pool

1. Meeting Adjourned Time: 10:48am