



When:	<i>Saturday, August 2, 2025, 10AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>August 2025 Wells Landing HOA Board Meeting</i>
Attendees: Ray Butts, Jeffrey Berk, Chad Black, Jubilee Berk, with Don Johnson by phone.	

AGENDA

1. Approve July Annual Board Meeting Minutes – Approved
2. Financial Update – # of delinquent accounts = 2
 - Dues:
 - 617 Wells Landing Drive – Several years plus fees
 - 597 Wells Landing Drive – Most of annual dues still due
 - 565 Pine Forest Trail – No painting 2024
3. Old Business
 - a. Unauthorized concrete at 501 Pine Forest Trail has been removed
4. ARB Requests
 - a. None
5. New Business
 - a. Speeding complaints received. OPPD will make additional patrols in neighborhood.
 - b. Island oak tree removal – Double oak is dead and will be removed 8/20. Cost is \$2000. Another tree will be placed further down the island when weather is cooler and with the 2026 budget.
 - c. Results of Compliance Committee meeting of May 10, 2025
 - d. Increase of HOA Annual Fee for CY 2026 to \$1,425
 - e. 597 Wells Landing Drive called regarding Agricultural Committee letter. Don confirmed that railroad ties or landscape timbers can be installed to replace the

rotting timber. Don offered to measure and transport the landscaping timber and show her son how and where to install them.

- i. 4 notices have been sent so the fining process will begin. If the resident resolves the issue prior to the Compliance Committee meeting to approve and finalize the fine, the fine process will end.
- f. Suggestion for minor cosmetic changes that neighbor can be made:
 - i. Painting of house numbers on curb
 - ii. Paint mailbox with Rustoleum which leaves a shiny coat
- g. Dead limb hanging from tree on 540 Willow Oak. The limb overhangs Pine Forest Trail and could cause damage or injury if it falls.
 - i. A certified letter will be sent to request removal.

6. Next HOA meeting:

Date: 9/27/2025

Time: 10am

Location: Pool

7. Meeting Adjourned Time:

Post Note: 525 Pine Forest Trail owner will change from Emily Bennett Sturman to the surviving husband.