



When:	<i>Saturday May 9, 2026, 10:00 AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>Wells Landing HOA Board Meeting Agenda</i>
Attendees: Jeff Berk, Don Johnson, Chad Black, Benny Glliam, and Rebekah Berk	
<p>1. <i>Review minutes of Mar 21, 2026, board meeting - Approved</i></p> <p>2. <i>Financial Update – # of late assessments</i></p> <p style="padding-left: 40px;"><i>Dues: 6 people</i></p> <p style="padding-left: 80px;"><i>Kevin and Michael Caldwell</i></p> <p style="padding-left: 80px;"><i>Sandra Leepart</i></p> <p style="padding-left: 80px;"><i>Theresa Sapitan (also behind on painting)</i></p> <p style="padding-left: 80px;"><i>Christopher Schreier – Mother and son. Mother verbally agreed to \$330/mo.at the prior meeting but no payments received. Son later contacted the board claiming that all dues and fees paid. Don advised that payments were not made.</i></p> <p style="padding-left: 80px;"><i>Preston Glenn Scott& Leah Dummich</i></p> <p style="padding-left: 120px;"><i>At the March meeting, Leah provided insurance and the board requested that they provide a payment plan for their dues. No payment plan has been received. A letter will be sent as an official demand for a plan.</i></p> <p style="padding-left: 80px;"><i>Travis and Kristy Simpson</i></p> <p style="padding-left: 40px;"><i>Insurance: 6 people</i></p> <p style="padding-left: 80px;"><i>Diana Allen</i></p> <p style="padding-left: 80px;"><i>Kevin & Michael Caldwell</i></p> <p style="padding-left: 80px;"><i>Sandra Leepart- Claims to have insurance but we have not received anything</i></p> <p style="padding-left: 80px;"><i>Matthew Little</i></p> <p style="padding-left: 80px;"><i>Christopher Schreier – Claims to have insurance but we have not received anything</i></p> <p style="padding-left: 80px;"><i>Travis & Kristy Simpson</i></p> <p style="padding-left: 40px;"><i>Delinquent homeowners have 14 days from the date of their notification, before the compliance committee will meet to vote to impose fines.</i></p> <p style="padding-left: 40px;"><i>Paint: We have paint currently in storage that has the formula on the side of the cans. We will publish the formula</i></p> <p>3. <i>New Business</i></p> <p style="padding-left: 40px;"><i>Status of dues / insurance letters</i></p> <p style="padding-left: 80px;"><i>Final notifications will be sent, and the compliance committee will meet 6/20 to vote</i></p>	

on next steps. Estimate that the board will approve to move accounts to the attorney.

Compliance Committee – Formation / meetings

4. Old Business:

Pool sign will be made to add “Do not drink pool water” and “Do not swim while sick,” to comply with legal requirements.

5. Neighborhood Committee and Compliance Committee are different committees

6. First home on Wells Landing (569 and 577) – Property that belongs to the HOA needs sod where the sprinkler system was fixed last year. A survey will be sent to the board to show property line. This is the second time the sprinkler was replaced so ground cover may be needed rather than grass.

7. Open ARB requests

a. None

8. Next board meeting will be: This will be a regular HOA meeting followed by a Compliance Committee meeting

a. Date: June 20, 2026

b. Time: 10:00 AM EST

c. Location: Pool house

9. Meeting adjourned @ 10:38am