

Wells Landing HOA – Annual Meeting

Minutes

Annual Meeting - November 19, 2025

Location: Youngsville City Council Chambers (former), Youngsville, LA

Time: 6:00pm

Opening Remarks

- Holly Tullier (Property Manager) introduction.
 - o Contact information: 337-385-9675, holly@arrowacct.com
- Board Introduction:
 - o Dawn Durke, Alton Cheramie (not present), Chad Bodin & Charles Davis
 - Vondalyn Bailey and Zack Dugas put in nominations to run for 2026 board seats. Alton Cheramie (existing board member) may not return so there may not be a need for an election since there are 5 board seats.
 - o Tim Cotone with YPD is here to introduce himself and to answer questions. He went over safety with e-bikes and golf carts. He talked about getting a neighborhood watch program together and urged any residents that are interested to contact him and he can help arrange a program for Wells Landing. A resident brought up how many people run stop signs in the neighborhood and Officer Tim said he would have an officer come out to monitor this if we let called to let him know a good time.

Financials & Projects

- Review annual budget and review projects completed:
 - o Clean out drainage ditch along Highland View.
 - o The front sign is deteriorating, and the HOA is getting prices to replace the wood and repaint.
 - o Any suggestions for future projects?
 - A Christmas social was discussed, and some residents may try to arrange it. Possibly a movie night. We also talked about adding more to the Social budget to have more neighborhood gatherings. Volunteers will be needed.
 - Completing the sidewalks around the neighborhood (pond areas) were also discussed. This would be a nice amenity to have but it will be expensive. The board could possibly break it up into sections per year.

Common Areas

- Yard of the month with a \$25 gift card.
 - o December yard of the month will be awarded to residents with the most Christmas Spirit. Credit for HOA dues will be awarded for 1st, 2nd and 3rd place winners!

- Use care when casting fishing lines near the fountains. Repairing fountains is a big expense for the HOA each year.
- Watch out for wasps as they have been hard to control this year.
 - Mosquitos were bad this year and a resident volunteered to call the City to have the neighborhood sprayed.

Violations

- Recent violations:
 - Lawn care and landscape weeding/cleaning.
 - Some shutters/garage doors are looking faded and in need of paint.
 - General maintenance of your home. Cleaning up items left outside (long-term).
 - Trailers and boats should be kept in your driveway no longer than a few days and not long-term.
- Parking on sidewalks and lawns have been an issue. Need to talk to neighbors or call YPD to review these violations as the HOA has not had luck with some residents continuing to violate the covenants.

Question & Answer Forum

- Someone asked about Shivers donating the lots in the front to the HOA. We can ask them.
- Someone asked why the admins on Facebook changed. The board explained that only board members will be admins and only positive content will be approved to be posted on the page. If residents have issues with a violation or anything else, Facebook is not the place to post it. Reach out to the board directly with questions or concerns. Community standards or a Facebook policy may need to be put into place.
- Quarterly meetings or meet-ups for residents was discussed.
- Zoom or virtual meetings were discussed to increase attendance.
- Some suggestions about when certain violations are mailed out to make it easier for residents to get things done and also posting the violations that will be reviewed ahead of time to give residents some notice.
- Some residents were concerned about the ditch that runs along Rolling Mill and it may need to be dredged. Issues on Highland View have come to light with so much trash and debris being dumped over fences. May need to look at cleaning both areas.
- JP Broussard (YPD Chief of Police) came towards the end of the meeting to introduce himself and make himself available for questions.

Adjournment

- Meeting adjourned at 7:50pm