

Wells Landing HOA – Annual Meeting

Minutes

Annual Meeting - November 13, 2024

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, Chad Bodin, Tyler Colomb & Charles Davis

Financials & Projects

- Review annual budget and review projects completed:
 - o No soliciting signs installed & repaired the gate at the playground.
 - o 6 benches installed around ponds and in playground area
 - o Fountain replacement.
 - o Any suggestions for future projects?
 - Some suggestions were Basketball goals, walking path along the ponds, add doggy station near the playground.
 - Discussed asking Shivers to donate lots to the HOA then maybe a bus stop can be put on these lots.

Common Areas

- Yard of the month with a \$25 gift card was implemented this year.
 - o December yard of the month will be awarded to residents with the most Christmas Spirit. Gift cards will be awarded for 1st, 2nd and 3rd place winners!
- Currently getting bids for lawncare.
- Insurance bids were also reviewed this year.
- Use care when casting fishing lines near the fountains. Repairing fountains is a big expense for the HOA each year.
 - o Other discussions regarding speeders and the need to remind people to slow down in the neighborhood. Some don't even stop at stop signs. Maybe more patrols to control this but most feel these are people who don't live here.

Violations

- Recent violations:
 - o Lawn care and landscape weeding/cleaning.
 - o 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.
 - Overall, most feel like violations have gone down and we are moving in the right direction.

Election of New Board Members

- Anyone interested in serving on the HOA board?
 - No volunteers.

Question & Answer Forum

- Some other items that came up were a Christmas Social with maybe food trucks. Volunteers are needed to head up some of these events.
- Collections were also discussed and how the HOA intends to move forward with stricter enforcement of collections and getting past due residents to pay. More stringent legal measures will be taken.

Adjournment

- Meeting was adjourned at 6:45 pm.