

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
June 23, 2021

Members Present: Matthew Bohle, President  
Jay Williams, At Large  
Michelle Mutert, At Large  
Christine Reilly, At Large  
Liz Lawlor, Secretary

Also Present: Homeowners  
Tracie O'Brien, Bay West Management, Inc.  
Ralph Hudson, Bay West Management, Inc.

The Board of Directors Meeting of The Landings Homeowners Association, Inc was called to order at 6:30 p.m. by Matt Bohle, President. The meeting was held by Zoom.

**APPROVAL OF MINUTES:**

Matt asked for a motion to approve the May 19<sup>th</sup> minutes. Motion by Michelle seconded by Jay. Motion passed

**FINANCIALS:**

- Ralph informed those present, the Association was ahead of budget approximately \$17,110.00 and there is approximately \$62,161.00 in checking and approximately \$717,373.00 in reserves and savings.

**GROUNDS REPORT:**

- Ralph state that several small projects were scheduled for the grounds in the summer and the fall of 2021. Ralph also stated that Jams has quoted those jobs and their pricing is very high. Ralph will get pricing from other companies for the extra jobs (not in Jams contract) to save money.
- The Grounds committee is getting pricing to complete the Lake Belvedere project by adding a rain garden in that location in October – estimated cost \$1,200

**OLD BUSINESS:**

- Ralph reviewed three prices for monitoring the parking program and recommended 29-Ten for the job. Christine stated that she would like to meet with them to assure that they can be terminated with -out being held responsible for the balance of the remaining contract payments. Ralph to setup meeting and asked Michelle to join them. Michelle agreed to attend...
- Ralph reviewed the three asphalt and concrete bids and recommended hiring GMC as they are the best price and have performed the last three phases of the paving and concrete project, as outline in the Reserve Plan. The members were asked to vote by email by Monday the 28<sup>th</sup> of June so we can schedule GMC in August or September. Ralph also noted that GMC is the only company willing to conduct the owner discount concrete program.
- Pool II opened May 29<sup>th</sup> and if we can get another lifeguard we should be able to open Pool I (Painters Hill) sometime in July.

**NEW BUSINESS:**

- Ralph will attempt to find us a venue for in person meetings starting in July if possible. One possibility is the recreation center across from the Landings on Hill Top Lane.
- Ralph stated that he would start looking at contractors to price the renovation of the courts at Painters Hill and the Courts at Copperwood. At the same time the Board will poll the community to see what other types of amenities they would prefer (such as combo pickle ball/tennis, a dog run, playground etc...)

**COMMUNITY FORUM:**

There were no comments under Community Forum

**ADJOURNMENT:**

There being no further business to discuss, Matt a motion to adjourn the meeting. Jay seconded the motion and it carried unanimously. The meeting was adjourned at 7:09 PM.

Respectfully Submitted,  
Ralph Hudson  
Property Manager

Approved: \_\_\_\_\_  
Date: \_\_\_\_\_