

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 21, 2021

Members Present: Matthew Bohle, President
Jan Greene, Vice President
Tom Ternovan, Treasurer
Jay Williams, At Large
Michelle Mutert, At Large
Christine Reilly, At Large
Elizabeth Lawlor, Secretary

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

The Board of Directors Meeting of The Landings Homeowners Association, Inc was called to order at 6:32 p.m. by Matt Bohle, President. The meeting was held by Zoom.

APPROVAL OF MINUTES:

- Tom moved to approve the March 17, 2021 Board of Directors Meeting minutes as submitted. Michelle seconded motion and it carried unanimously.

FINANCIALS:

- Ralph informed those present, the Association was ahead of budget approximately \$1,218. There is approximately \$65,000 in checking and approximately \$623,000 in reserves and saving.
- Michelle questioned what money could be used out of the reserves. Ralph stated a reserve study was completed for the Association and it includes an estimate of cost of items and when they should be replaced.

GROUNDS REPORT:

- Ralph and Jan walked the grounds with Craig from Jams. Michelle questioned why there were two walks; the walk of the community grounds was scheduled for 1 pm and a walk occurred prior to this time with only Ralph, Jan and Craig. Michelle stated in the future if there is change in time to notify everyone. Discussion occurred at this time on the grounds committee and how to proceed in the future.
- Ralph informed the Board there are areas in the community in need of repair or plant replacement. Regarding grass treatment, the contractor is looking at chemicals that can be used. It was stated to notify the homeowners when the treatment occurs.
- Tom asked if a short synopsis could be sent when a committee meeting occurs.
- The homeowner of 11 Copley asked about the water issue between 11 & 13 Copley. Ralph and Craig did look at the area. There is an indentation where water holds and the ground has been saturated. The homeowner also asked about the rain barrels that were mentioned to be available for the homeowners. Her downspouts are buried. Matt said he would go by and take a look at her downspouts.
- The homeowner at 13 Copley informed the Board Jams is not cutting on the cityside of the Bridge. Ralph will look at the area with Jams.
- Ralph has talked with GMC and they have scheduled the work at Lake Belvedere for May 5th and May 6th.

OLD BUSINESS:

- The newsletter and one page flyers have been going out.
- Ralph will have the asphalt/concrete bids for the May meeting to have the work completed in June or July.
- The pool application mailing will be mailed out in full by Monday the 26th.
- The community yard sale is scheduled for May 1st. The dumpster is scheduled for April 30 – May 3.

NEW BUSINESS:

- No new business was discussed at this time.

COMMUNITY FORUM:

- 17 Copley Ct – The homeowner was present to discuss parking. She informed the Board she was told by Ralph red sticker vehicles are to be parked on YFR. She stated she felt like she was being harassed as there are people with multiple cars that do not have stickers and Ralph has not personally talked to them. The Board stated the parking regulations are two blue stickers on the courts and 2 red stickers on road. They also said Ralph has personally visited other households. Flyers have been provided to the homeowners on the parking regulations. Attention to parking has been brought to the Board and they are working on the issue.
- 11 Copley Ct – The homeowner stated her handicap parking space should not be blacked over. She has a permanent placard on file.
- 13 Copley – The homeowner questioned why Signal 88 was dismissed. He questioned what is being done with parking in terms of enforcement. The Board stated Signal 88 was terminated due to lack of performance. Tracie, from Bay West, did inform those present Bay West is not responsible for parking enforcement.
- Lis informed those present the Greenscape project at Forest Drive is scheduled to be completed on April 24th from 9 am – 12 pm.

ADJOURNMENT:

There being no further business to discuss, Tom made a motion to adjourn the meeting. Jay seconded the motion and it carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,
JANET LEWIS
Janet Lewis, Recording Secretary

Approved: _____
Date: _____