

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

Members Present: Matthew Bohle, President
Jan Greene, Vice President
Michelle Mutert, At Large
Christine Reilly, At Large
Elizabeth Lawlor, Secretary

Members Absent: Jay Williams, At Large

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:

- Michelle moved to approve the June 23, 2021 Board of Directors Meeting minutes as submitted. Christine seconded motion and it carried unanimously.

FINANCIALS:

- Ralph informed those present, the Association was ahead of budget approximately \$24,017. There is approximately \$68,000 in checking and in reserves and saving approximately \$642,800.
- The delinquent amount was discussed. Ralph stated the total is approximately \$55,918 and since Baywest took over management in December 2016 progress has been made. Christine informed those present the amount Ralph stated had prepaid accounts in the total. Christine stated the delinquent accounts are approximately \$80,000. Matt informed those present the Board is trying to gain momentum on the collection process and he thanked Christine for taking charge of the delinquent report.
- Christine had questions regarding some payments made. The first was the payment of \$12,000 to GMC. Ralph stated the payment was for the new drain at Lake Belvedere. The second was to Property Services; Ralph stated this was for the painting of the handicap spaces and stripes. The third payment was for grounds repair to Economy Pest Control. Ralph stated this was for rats behind 17/19/21 Woodward Court. The last was for a payment to Pip Moyer Recreation Center. Ralph stated this was the rental of a room for the Board meetings from August – December.

GROUNDS REPORT:

- Ralph informed the Board, the landscaping contractor did come out and do storm clean up after the storm for 4th of July weekend on Friday and Saturday of that weekend. Also, the drain at Lake Belvedere did work after the storm.
- Shannon Stewart informed those present the rain garden on Belvedere will be planted in October. Allison Mulligan is coming Monday to look at the site. The Unity Gardens will get the necessary signage for the rain garden and it will be bilingual.
- Michelle informed Ralph there is a branch hanging over where people drive on Woodward Court.
- Ralph spoke to the owner on Muirwoods regarding the trash, chicken and rooster and gave them a warning to remove all. Ralph will go back on Monday to check the house.
- Discussion occurred on the trash on Muirwoods and what requirements can be made, such as placing trash in black bags. A homeowner has filed a complaint with the Health Department of Anne Arundel County.

- A homeowner asked when the black filter cloth would be cut by the new bridge at 11/13 Copley. Ralph stated GMC will cut it back when they come back. Also, she said there is Ivy on the big oak tree by the bridge.
- A homeowner asked if the grates in Painters Hill could be looked at; a bike can not drive over the grates.

OLD BUSINESS:

- Michelle, Christine and Ralph met with 2910 Parking team to discuss expectations and go over the community. The contractor begins work on August 1st. The nights have not been determined yet; it will be from 8pm – 12am, two nights weekly. There is a thirty day clause in the contract and the contract is a guarantee maximum price. Ralph is waiting to hear back from the towing contractor to see what is permissible since COVID. They will begin towing with commercial vehicles. A homeowner informed the Board, there is a car parked in the corner of the pool and has not moved for 18 months; it does have a sticker. Ralph will ticket the car tomorrow and check who the sticker is for.
- A homeowner stated the hill between 11 and 13 Copley is eroding and people walk this area. Matt said he is meeting with the other communities regarding the renovation of the creek and they will take a look at the area and see what plants can be planted to hold the ground in.
- Regarding the asphalt/concrete work, a vote occurred with the Board on the GMC contract and there were 3 yes votes, 2 no votes and 1 no vote. Michelle stated she was the one who did not vote and would like to discuss further. It will be discussed in executive session. It was stated there are two indentations getting deeper at Rockwell at the stop sign.
- A poll went out regarding amenity improvements. The following were recommended: pickleball court/backboard at the tennis court, a bench or two at the big tree, new pool chairs, a playground (this is expensive and controversial). A separate meeting to further discuss amenity improvements is needed.

NEW BUSINESS:

- The Board meetings will be held in person starting either next month or September. There will also be a call in option to attend the meetings.

COMMUNITY FORUM:

- A homeowner asked about paying of assessments online. The online payment processing is on pace for September.
- A homeowner questioned why the Board Meeting minutes are not available online since May. The Board stated the website will be updated with the approved minutes since then.

ADJOURNMENT:

- There being no further business to discuss, Michelle made a motion to adjourn the meeting. Christine seconded the motion and it carried unanimously. The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,
 JANET LEWIS
 Janet Lewis, Recording Secretary

Approved: _____
 Date: _____