

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 17, 2021

Members Present: Jan Greene, Vice President  
Christine Reilly, Treasurer  
Sue Robinson, Ast. Treasurer  
Jodie Glacken, Secretary  
Chester Lanham, At Large  
Jay Williams, At Large

Members Absent: Michelle Mutert, , President

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 6:38 p.m. by Jan Greene, Vice President. The meeting was held by Zoom.

**APPROVAL OF MINUTES:**

- Jan moved to approve the September 15, 2021 Board of Directors Meeting minutes as submitted. Jay seconded motion and it carried unanimously.

**FINANCIALS:**

- Ralph informed those present, there is approximately \$89,100 in checking and in reserves and saving approximately \$517,400.
- Christine questioned why the reserves for October were not fully funded. Ralph and Tracie stated it was because of the sync of the new software system, the payment will show up with the report at the end of this month.
- Jan moved to approve the proposed 2022 budget with no increase in assessments. Sue seconded the motion and it carried unanimously.

**NEW BUSINESS:**

- The Board held their Organizational Meeting and agreed to have their Board meeting every other month beginning in January. As of now, the meetings will be held by Zoom with the second half of the year to be held in person if it is decided safe to do so.

**COMMUNITY FORUM:**

- 13 Muirwoods Ct – The homeowner requested the financials. Ralph will send a copy of the financials to the homeowner.
- Jodie asked when the online bill payment will be available. Tracie informed those present a letter is going out tomorrow to the homeowner's explaining the changes. She also stated payments have always been available to be made through your bank bill pay. The new system will allow for automatic bill payments.
- Jay asked about parking of commercial vehicles. Under the current rules and regulations, they are not allowed. Ralph did ticket approximately 10 and 8 have moved and the remainder will be towed.
- It was asked if any towing has occurred. Jay and Ralph are to get together to discuss the procedure. The new towing contractor is Topnotch Towing.
- A homeowner informed the Board, their neighbor who has a handicap spot, parks next to the spot so the handicap spot is vacant all the time.
- A homeowner on Muirwoods informed the Board there are units that have multiple cars.

- Discussion occurred regarding the parking around the islands. The curb around the island can be painted red so no parking will be around them.
- Jan stated the beginning of the year architectural requests will need to be addressed.

**ADJOURNMENT:**

- There being no further business to discuss, Jan made a motion to adjourn the meeting. Jay seconded the motion and it carried unanimously. The meeting was adjourned at 7:12 p.m.

Respectfully Submitted,  
JANET LEWIS  
Janet Lewis, Recording Secretary

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

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