

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 15, 2021

Members Present: Jan Greene, Vice President
Michelle Mutert, At Large
Christine Reilly, At Large
Jay Williams, At Large

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

APPROVAL OF MINUTES:

- Michelle moved to approve the July 21, 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 \$16,161. There is approximately \$72,500 in checking and in reserves and saving approximately \$580,700.

GROUNDS REPORT:

- Ralph informed the Board with all the rain the drainage at Lake Belvedere did very well. Next month the plants will be planted. Shannon Stewart will have the delivery date of the plants next week. Shannon stated signs will be placed with the plant names and information on the plantings can be sent to the homeowners.
- Ralph will get the date for when Jams will complete the fall lawn rejuvenation.

OLD BUSINESS:

- Ralph stated the parking monitoring has been occurring the past few weeks. Previous to these weeks, there had been a scheduling conflict and rain in August. Ralph has been giving out more parking decals. They are mixing up the days of the monitoring and doing one weeknight and one weekend night. Discussion occurred on commercial vehicles.
- The homeowner at 7 Muirwoods questioned where the parking sticker should be. It was stated it should be on the rearview mirror. Some homeowners stated their stickers fall off from there and others stated their cars cannot accommodate the stickers on the rearview mirror. Discussion occurred on this issue.
- Ralph placed notices on doors and cars on Youngs Farm Road regarding the asphalt and concrete work. It will begin on Monday, September 20th, at 7am.
- Regarding the 2021-2022 amenity package, pickleball was discussed. Michelle has a person coming out next week to look at the tennis courts regarding repairing and changing the courts. Discussion occurred on a dog park also. It was recommended another survey be sent out to the homeowners regarding the wanted amenities.

NEW BUSINESS:

- The Annual Meeting will be held by Zoom in October.

COMMUNITY FORUM:

- A homeowner questioned when the fence belonging to Gensis will be repaired. It is Gensis property. Ralph spoke previously to the facility director. There will be follow up in the spring with the director.
- A homeowner informed the Board they did not receive a ballot for the Annual Meeting. The ballot will be placed on the website.
- Discussion occurred if anything can be done about the homes in disarray. Jan informed those present in the past a walk-through of the community was completed. Ralph can send letters to the owners. It was also stated complaints can be filed with the health department. Also rentals have to be licensed by the City.
- It was stated at 11/13 Copley the white concrete apron needs repair. Ralph did have this noted. Also the big oak tree at 11 Copley needs to have the ivy cleaned.
- A homeowner questioned when the March, April and May 2021 minutes will be available on the website. The Board will have Lis place these on the website.
- The online HOA payment option has been pushed until November 2021.
- Jay asked if Jams would pick up the leaves in the single-family homes. Ralph will check but he does believe there will be an additional cost. A homeowner suggested Jams shred the leaves.

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 7:48 p.m.

Respectfully Submitted,
JANET LEWIS
Janet Lewis, Recording Secretary

Approved: _____
Date: _____