

The Landings Homeowners Association
Monthly Members Meeting
November 16th, 2022
6:30 PM @ Pip Moyer Community Center

Attendees:

- Christine Reilly, President
- Tiffany Adams, Vice President
- Jason Ray, Treasurer (phone in)
- Laura Parry, Secretary
- Ches Lanham, At Large BOD Member
- Jay Williams, At Large BOD Member
- Lenka Capurro, At Large BOD Member
- Tracie O'Brien, Bay West Management

Absent: No board members were absent

Meeting called to order at 6:33pm by Christine.

New board introductions and committees held, Landscaping: Lenka and Tiffany, Architectural: Ches and Laura, Communication committee (including website updates): Lenka and Ches, Parking: Jay and Jason

Approval of September's meeting minutes: Motion to approve by Jay, Tiffany seconded

Budget Review: Christine Budgetary Reporting

Christine asked Tracie what the painting budget is. Tracie to look into. Paint monies in reserves were 35k for painting Copperwood. John Chapman homeowner mentioned there is a P&L online for 2021, Tracie mentioned reserve study was also placed online recently. 18k proposed for sewer contract, plumbing repairs were 6k, spent 29k over already. Tracie mentioned Heidler was not done scoping on the initial maintenance and not many more to do. John Chapman asked how often the scoping is done, Tracie mentioned not every year.

Christine spoke on needing to provide Tracie/Tom some guidance on increasing dues.

Jason mentioned with all vendor contracts increasing and no increase since 2016, need to speak on deciding how much to increase. Christine spoke on reserve monies, 340k in reserve account, 85k in snow reserve, 11k over on trash removal due to increases in labor and fuel charges, 30k over on sewer lines due to scoping, budget shows behind 10k with 2 months to go.

Committee Reports

Treasurer's Report:

Christine asked Jason his thoughts on budget, if increase was needed. Jason mentioned getting hit with some big ticket plumbing issues and increase was needed. Tracie mentioned monies would need to come from operating budget. Tracie spoke on reserve funds.

Landscaping/Grounds:

Tiffany and Lenka met to walk around for landscaping, discussed height of bushes in parking lots should be cut down further for safety reasons, would like to get more native species, storm water grant meeting Dec 5, 6-8 pm at PIP, to go over creek findings and get more input, discussed need to review bylaws for homeowners front upkeep responsibilities.

Architectural:

Ches, Laura and Lenka met to discuss siding and paint colors and faster turn time on Architectural reviews. Laura picked up Benjamin Moore paint samples for color book to be added to website.

Parking:

Christine mentioned 4 cars on list to tow. Vendor doesn't want to tow due to lack of resources and storage fees. Board is aware that parking is a problem. Laura spoke on Parking boss app. Jay spoke on parking registrations, Tracie mentioned registrations are all in CINC. Tiffany mentioned someone needs to take on the ownership of Parking Boss app, Laura suggested court monitors and ask community.

Trash: Christine asked if anyone wants 1x weekly pick up, Lenka and Tiffany mentioned trash left out in Copperwood. Dan Ward/neighbor said he was very unhappy with trash service and need better quality service.

Jason made motion to adopt MDG as new trash company for townhomes, Tiffany seconded.

Tracie, Christine and Jason to get on call with MDG. Jay mentioned pricing of trash containers with change of service. Tracie mentioned logistics for bin distribution.

Connie Lamb mentioned weeds in Winslow are too high and need trimming. Margaret asked about halfway homes regulations in neighborhood. Christine mentioned that all renters need to notify Bay West if renting.

Tiffany and Lenka spoke on speaking to Landscaping and factor in place holder for Lawn Wrangler.

New Business

Community Fence Repairs:

11 Landings and 9 Landings, Tracie walked property , damaged fence and two trees need removal.

Tiffany made motion to adjourn, Jay seconded.

Meeting ended at 8:00pm