

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
January 19, 2022

Members Present: Michelle Mutert, President  
Jan Greene, Vice President  
Christine Reilly, Treasurer  
Sue Robinson, Ast. Treasurer  
Jodie Glacken, Secretary  
Chester Lanham, At Large  
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 6:38 p.m. by Michelle Mutert, President. The meeting was held by Zoom.

**APPROVAL OF MINUTES:**

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

**FINANCIALS:**

- Ralph informed those present, as of December 31, 2021, there is approximately \$56,363 in checking and in reserves and saving approximately \$542,342.
- Chester moved to approve the December 31, 2021 financial report. Michelle seconded the motion and it carried unanimously.

**OLD BUSINESS:**

- Options are being considered for the renovations of the tennis courts. A new survey will be sent out to the community. Information will be sent out in the newsletter and posted on the website.
- The information on the Board has been updated on the website along with new email addresses for the Board members. The meeting minutes for 2021 are posted as well as the financials and the zoom link for the Board meeting is on the calendar.
- Ralph informed the Board; a reserve study was completed in 2016 and should be updated. He will meet with Miller Dodson to review it and it should be completed by the end of April.

**COMMUNITY FORUM:**

- Laurie Mack informed those present, the Spa Creek Conservancy is going to file for a grant for a storm water management project. The project involves a group of communities, The Landings, Soltaire, North Green and Clock Tower. Laurie sent information that needs to be completed by the community to Michelle and Ralph.
- A homeowner questioned the policy for commercial vehicles being parked in the community. As of now, the parking rules and regulations prohibit all commercial vehicles to park in the community. Homeowners present suggested having assigned parking. Michelle recommended sending out a survey to the community.
- Tracie, from Bay West, informed those present the new system at Bay West for payments went live on November 1, 2021. All checks need to be sent to New Jersey. Checks that Bay West have received have been sent back to the homeowners. Tracie asked for everyone to encourage the homeowners to register with their email on the new system. The link will be posted on The Landings website.

- A homeowner mention there is a black SUV on Copley parking in the guest spot. The car does have a decal on it. Ralph has been dealing with the situation.
- Shannon Stewart informed those present about items the environmental group have been working on. They will be having a community clean up on February 5<sup>th</sup> from 9 am to 12 pm. They try to have a clean up of the community four times a year. Greenscape had helped enhance the entrance on Forest Drive, but the county damaged the area when they did work on the sidewalks. Greenscape will help redo the work on April 23<sup>rd</sup>. This spring, the community volunteers are planning on installing a pollinator garden at pool II. Also, an informational sign was posted at the rain garden on Belvedere.
- Discussion occurred on trash pickup; homeowners are not putting their trash out when they are supposed to and the trash contractor is not coming when they are supposed to.
- A question was asked regarding the community Facebook page and people being blocked from the page. Michelle informed those present, the page is currently not a community page run by the Board. The Board are not administrators on the page.
- Discussion occurred on security recently in the community. The community does not have any security. A homeowner suggested people install Ring or Nest cameras.

**ADJOURNMENT:**

- There being no further business to discuss, Christine made a motion to adjourn the meeting. Chester seconded the motion and it carried unanimously. The meeting was adjourned at 7:32 p.m.

Respectfully Submitted,  
 JANET LEWIS  
 Janet Lewis, Recording Secretary

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