

**The Landings Homeowners Association**  
**Meeting Minutes**  
**July 20, 2022**

**Attendees:**

- Jan Green, President
- Jay Williams, BOD Member
- Ches Lanham, BOD Member
- Christine Reilly, Treasurer
- Tracie O'Brien, Bay West Management
- Ralph Hudson, Bay West Management
- Tom O'Brien, Bay West Management

**Absent:**

- Jody Glacken, Secretary

Jan called the meeting to order at 6:34pm and introduced the current board members.

**Approval of Meeting Minutes:** Minutes from the prior meeting on May 18, 2022, were not available.

**Treasurer's Report:** The treasurer did not make a report due to insufficient time to prepare.

**Renovation of Tennis Courts and Amenities:**

Ralph said he is looking for contractors to renovate the tennis courts and potentially make the tennis courts dual-use, tennis and pickleball.

Discussion ensued about the old survey of the homeowner's regarding new amenities or replacing some of the existing amenities (e.g., replacing a tennis court with a dog park or a playground). It was noted that we may not be able to remove an existing amenity without updating the homeowner's documents.

Ralph said the board will work with Bay West to issue a new survey.

Jay said that the issues regarding new amenities had been looked at in terms of insurance, upkeep, etc. and he thought we had resolved to go back to the pickleball courts. The board debated the pros and cons of other things like a basketball court, practice boards for the tennis courts, etc. Tom and Ralph said they would get bids for resurfacing the tennis courts, including dual use for pickleball and tennis and inclusion of a practice backboard. Ralph stated that the work may not begin until next spring.

**Website Upgrade/Maintenance:**

Prior to the start of the meeting, Michelle Mutert, former HOA President, turned over the information needed to access the website for maintenance and upgrade. She provided the name of the technical person who helped her maintain the site. Tracie is going to contact him about helping us maintain the site or providing us the name of someone who can do this for us. The updates/maintenance of the site should be minimal, but one board member will have to be responsible for providing the updates to this person.

### **Architectural Committee:**

Jan noted that there is incorrect posted on the website about paint colors for the community. This information will be removed, revised, and re-posted to be more specific as to what the colors apply to (e.g., paint colors for doors, paint colors for Stonecreek homes).

### **Board Walkthrough of the Community:**

Jan said that the board is in the process of doing a walkthrough of the community and noting potential violations. The board will discuss how the violations will be handled in an executive session.

### **Tree Pruning and Removal:**

It was noted that there was lots of debris from the recent storm. S. Galloway (15 Woodward Court) commented that tree trimming was improperly done on the tree in the island between 15 and 17 Woodward Court. Ralph stated he would look at it and have the tree trimmers address the issue.

LaToya Lawrence (10 Tiburon) noted that the tree in front of her home needs to be trimmed because the squirrels are using the tree to traverse over to her roof. Tracie suggested that she email a description of the problem and pictures to Bay West and the BOD.

### **Community Forum:**

Connie Jones (18 Winslow)

- **Trash Removal:** The trash contractor is leaving broken glass in the court after trash pickup. She requested that the contractor sweep up the area when there is glass breakage. Tracie asked if the issue was cheap trash bags and a discussion ensued about trash bins.
- **Landscaping:** Weeds are growing in the [cracks in the sidewalks] and asked that the landscaping crews address this issue. Laurie Mack (15 Tiburon) suggested using Burnout.
- **12 Winslow:** Weeds are up to the windows in front of the house. The house is rented. She discussed the issue with the owner who told her that they look like bushes.
- **Parking:** There are 5 work trucks parked every morning around 6am between Rockwell Court and Winslow Court. Ralph stated that white trucks with no ladders or markings are not commercial trucks. There has been turnover with the parking monitor and Ralph is working to address the parking situation. Connie also said that she requested special permission (via email) to park a commercial truck in Winslow Court, but no one responded. Tracie said she responded with an email on 7/8/22 giving permission to park for the one night. Tracie also told the parking monitor to tag the 3 trucks on Youngs Farm Road with the same 7/8/22 email.

Laurie Mack (15 Tiburon):

- The Chesapeake Bay Trust and the Spa Creek Conservancy have issued a grant to The Landings and other surrounding communities. The grant is for \$89,000 in initial funding for Phase I work. There is a meeting in the middle of September (specific date is TBD) and Laurie requested The Landings residents and Board Members attend the meeting. She would also like an announcement about the meeting posted on The Landings website. The Phase I work will include an assessment of the banks of the creek from the bridge to Gemini Drive.

- Laurie also mentioned the deterioration and lack of maintenance on some homes, in particular the rental units.

LaToya Lawrence (10 Tiburon):

- Requested a parking pass.

Tony Pruner (1245 Youngs Farm Road):

- Requested an adjustment because the Landings I Pool has been shut down for the season. Ralph stated that the pool contractor has made a billing adjustment for the Landings I pool and for the intermittent closures of the Landings II pool.

Ches made a motion to adjourn the meeting. Jay seconded the motion. Motion was approved. The meeting was adjourned at 7:17pm.

Respectfully submitted

Christine Reilly

**The Landings Homeowners Association  
Executive Session  
Meeting Minutes  
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- Ralph Hudson, Bay West Management
- Tom O'Brien, Bay West Management

**Absent:**

- Jody Glacken, Secretary

Executive Session started at 7:27pm.

The BOD discussed the status of the lawsuit against S. Lapp (14 Belvedere). The Board stated that Michael Neall, HOA attorney, should be told that we want payment in full or we are going to foreclose on the property.

We discussed how to enforce a judgment. Normally it is through garnishment of bank accounts or wages.

Jay said we need to see the terms of the consent judgment to see what action we can take.

The BOD discussed the back fence at S. Lapp's property (14 Belvedere). It is falling over. She has been sent a letter instructing her to remove the fence, repair it or replace it. No response has been received. Self-help was discussed. We can add any costs the association incurs to either repair or replace the fence. A back fence is not required so we can remove it. The Board agreed to remove the fence and add the cost to what she owes the HOA.

Jay explained to the group what was done on the June 15<sup>th</sup> walkthrough. Michelle divided up the courts and assigned them to various members. Tracie stated that we should send them to her. Ches said he gave the information about the homes he inspected (Woodward Court and Landings Court) to Michelle, and she still has them. We need to contact Michelle to turn them over to us.

Ralph stated that we do not have a meeting room for the October General Meeting because the Pip Moyer Recreation Center is not available on that day. He recommended we conduct the meeting via Zoom since covid-19 may be resurgent in the fall.

Tracie said that the conservancy grant issue does not have to be supported by the BOD unless we want to.

Tom noted that homeowners are responsible for trimming trees that are on community property but overhang their house. Christine asked if a homeowner could take out a tree on community property. It was also asked what happens if a tree on community property falls on a house. The homeowner and their insurance company would have to sue the HOA to recover the damages.