

**The Landings Homeowners Association
Meeting Minutes
Pip Moyer Recreation Center
November 15, 2023
6:30 pm**

Attendees:

- Rod Houston
- Ches Lanham
- Lenka Capurro
- Margaret McLemore
- Christine Reilly
- Tracie O'Brien, Baywest Management

Absent:

- Loretta Lamar
- Jennifer Levine

Agenda:

Call to Order: Rod called the meeting to order at 6:31pm.

Approval of Minutes for September 20, 2023, Meeting and October 24, 2023, Organizational Meeting:

Christine made a motion to accept the meeting minutes. Lenka seconded the motion. All members approved the minutes.

Draft 2024 Budget: Christine asked about the trash removal estimate and whether it was based on MGB's 2023 bid. Tracie confirmed that it was.

Phil Gallagher (5 Belvedere) asked about budget comparison to proposed.

Margaret made a motion to approve the draft budget. Ches seconded the motion. All board members approved the 2024 Budget.

Treasurer's Report: Margaret stated that reserve funding is minimally in excess of that required by the most recent Reserve Study and that the HOA finances are sound.

Parking Boss Implementation:

Rod explained the app that the HOA contracted for. He expressed concerns about the app, including if we stop using the app after the first year whether we lose all the data. A meeting with Parking Boss will be scheduled. Rod asked the board members who wanted to attend. Tracie used the Parking Boss app website to set up a virtual meeting with Parking Boss on Tuesday, October 21, 2023, at 6:30pm. All HOA Board members who were present agreed to attend.

Other Business:

Rod asked about the overflowing gutters at 10 Rockwell Court. Tracie stated she sent a letter to the owners.

Ches asked if we get out of the Parking Boss contract, whether we are going to re-issue the stickers and restart/revise the current parking program. Rod said yes. If we use Parking Boss for a year, we need to confirm that at the end of the year we can download the database into a spreadsheet. Margaret noted that there are other providers that offer a service similar to that offered by Parking Boss.

Phil asked about what the terms are for non-residents. Rod noted we have to make sure that what we implement is consistent with our parking regulations.

Old Business:

Rod reviewed status of issues:

- Trees and manhole on Muir Woods Court: Work completed.
- Landscaping: Confirmed we are continuing with the current landscaper in 2024.
- Trees:
 - Roberta Bilderback (2 Sausalito) asked about the tree next to her home. She is concerned about snow and wind bringing the tree or limbs down on her house or car. Lenka responded that this tree is on the list to be trimmed. She asked who is responsible for the damage if a limb falls on her car. She was told to contact her homeowner's insurance carrier in the event of damage.
 - Lenka stated that she wants to implement a tree trimming program. A walk-through needs to be done with an arborist and a tree trimming company to determine what needs to be done and develop a community-wide program and schedule. We need to call Ballard to schedule this. We have a quote from Ballard for the trees near 2 Sausalito. Lenka is waiting for a quote from Davey.
 - Roberta mentioned the trees near 9 Belvedere. Lenka says these trees, as well as the one near 14 Rockwell Court, are on the list.

Copperwood Painting: Rod mentioned that one homeowner in Copperwood wants to meet with the contractor. Corecom is scheduled to meet with this homeowner on Monday, November 20. The issue is the contractor the homeowner used to replace the wood painted the wood the wrong color. She wants Corecom to re-paint it. Tracie stated that all the painting issues have been resolved except this one.

Landscaping/Grounds: Lenka asked Tracie about leaf removals. We are contacted for three. One has been done. The second one is scheduled for the end of November, and the third one will be done in December. Margaret asked if a notice would go out to the community. Tracie said we are given a general timeframe, but no specific dates. It is hard to get specific days for such a large community because it takes more than one day to complete each removal. Discussion ensued about whether the contractor picks up leaves in the street curbs in Stonecreek. The contractor does the common areas in Stonecreek and the street curbs. Rod asked that the December cleanup be scheduled as late in December as possible. **Tracie said she would talk to CS Lawn.**

2024 Spring Cleanup: Rod wants to wait until the seed pods drop before starting this effort.

Architectural Requests:

- 12 Rockwell Court, siding painting: Rod gave a verbal approval to the owner with paperwork to follow. Tracie and Rod will sign the architectural request and send it to the owner.

- 11 Copley: Approved for new siding, fence, and deck.
- 1404 Stonecreek Road: Request to re-side the house with Hardie board, replace deck. Tracie received a sample of the Hardie Board with the khaki brown color requested by the homeowner. The deck will be the same color. Rod said the architectural committee will approve this request.

Snow: The snow contract needs to be signed annually. The current contract runs through 12/31/2023. Tracie will request a new contract from the current company. Tracie expects the price to be similar to their current pricing schedule.

Pool:

- A contractor came out to look at the pool houses to estimate what needs to be done to refurbish them. The contractor needs access to the roof to check the roof and trusses. He will come back in a few weeks. Lenka asked Tracie to get two additional quotes for work on the pool houses. Tracie said we would need to describe to these additional contractors so that the bids can be compared.
- Rod noted that the contractor we met with will build a punch list that we can provide to the other contractors. However, the other contractors may have different ideas about what needs to be done. The other potential contractors will need to inspect the pool houses to determine what they think needs to be done.
- Phil Gallagher (5 Belvedere) mentioned the hole in the Landings II pool that needs to be repaired. The board needs to decide how we are going to handle this. Should it be part of the pool house refurbishments? We all need to fix the pump in the Landings I (Painter's Hill side) swimming pool. This also may be taken care of by the contractor for the pool house refurbishments.
- Rod wants to consider other contractors to manage the pools, potentially going back to Anchor Aquatics. He would also like to get local students that would be employed by the pool management company to staff the pools. We need to post a notice on the website to advertise for guards.

Homeowner Concerns:

- Roberta Bilderback (2 Sausalito) asked why the fences and sheds in Copperwood were not painted as part of the painting contract. She said they have always been painted in the 30 years that she has lived here. Tracie said the homeowners' documents exclude the requirement to paint the sheds and fences. Rod said it depends on the contract. The board decided not to do this because some people do not have sheds and owners have different amounts of fencing. Phil pointed out that everyone benefits when all sheds and fences are painted. Margaret asked if we could look at the cost of the painting in 2016 when the fences and sheds were included in the contract.
- Phil Gallagher (5 Belvedere) expressed concerns about limitations on guest parking per residence. He said limitations should be done by the vehicle, rather than the residence. This will still allow the HOA to identify people who are living here but taking up guest parking. Ches said accommodation could be made for a visitor who stays a month, health care workers who visit daily, etc.

Adjourn: Christine made a motion to adjourn. Margaret seconded the motion. All voted in favor.
The meeting adjourned at 7:30pm.

Respectfully submitted,
Christine Reilly
Secretary