

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 18, 2020

Members Present: Matthew Bohle, President
Jan Greene, Vice President
Tom Ternovan, Treasurer
Elizabeth Lawlor, Secretary
Jay Williams, At Large
Michelle Mutert, At Large

Members Absent: Elizabeth Lawlor, Secretary
Rod Hudson, 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 6:35 p.m. by Matt Bohle, President. The meeting was held by Zoom.

APPROVAL OF MINUTES:

- Tom moved to approve the September 16, 2020 meeting minutes as submitted. Jan seconded motion and it carried unanimously.

FINANCIALS:

- Ralph informed those present the Association is approximately \$27,500 ahead of budget. The total amount of the checking/saving is \$537,00.

GROUNDS REPORT:

- The bridge area has been completed as well as the landscaping work at 10/12 Tiburon and 10 Belvedere.
- The tree at 12 Tiburon is being trimmed either Friday the 20th, or Monday the 23rd.
- Jan and Ralph will meet with Craig from Jams to discuss the turf management program.
- Matt recommended if trees are being removed to notify the surrounding neighbors due to the noise that occurs.
- In regards to Lake Belvedere, two proposals have been received; GMC for the amount of \$7,910 and Miller Backhoe Service for the amount of \$10,400. It was recommended to dig down 12' and install a pipe with stone in it for the drainage and build a rain garden around the area. Ralph will send the proposals to the board for review. A homeowner recommended looking into having the Watershed Stewards work with the project also.

OLD BUSINESS:

- The bridge has been completed. The railings and deck have been changed to brown. The landscaping, concrete and paving is all completed.

NEW BUSINESS:

- The 2021 budget was reviewed by the Board. No increase in assessments were recommended. Discussion occurred on the parking monitor contractor, Signal 88. The Board does not think they are getting what they expected in the contract. The contract will be reviewed and a meeting will be arranged with the contractor. Tom moved to approve the proposed 2021 Budget as submitted. Jan seconded the motion and it carried unanimously.
- The Board discussed glass recycling. Jan suggested having a glass recycling receptacle at the pool. Ralph will check into the receptacle.

COMMUNITY FORUM:

- 13 Copley - The homeowner asked the Board why the tree on the pathway in Copley Court was removed instead of trimming. Ralph informed the homeowner the tree was leaning at a 45 degree angle and needed to be removed. She also asked why the River Birch was planted next to the lamp post. She thought it would interfere as it gets larger with the post and the communication box by the tree. Ralph will look at the placement of the tree and see if it needs to be moved. The homeowner inquired about if and what the Board is going to do with the tennis court at the small pool. The court is not used by the homeowners. Matt stated he would like to send out to the community an amenity survey and see what the community would like. Discussion occurred on diminishment of services. The homeowner also stated the fence by this tennis court is broken and needs repairing. Ralph will check with the Genesis Rehab facility as this is their fence not the community's property.
- 1244 YFR – The homeowner stated she loves the food trucks in the community. She asked if they could be publicized, by the posting on the website or by a flyer, when they will be in community.

- 13 Copley – The homeowner asked if a motion sensor light could be placed by the fence/tennis court area at small pool. Discussion occurred on installing cameras in the community. Matt informed those present they would look into cameras and address it at a later meeting.

ADJOURNMENT:

There being no further business to discuss, Jan made a motion to adjourn the meeting. Tom seconded the motion and it carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

JANET LEWIS

Janet Lewis, Recording Secretary

Approved: _____

Date: _____

