

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 19, 2021

Members Present: Matthew Bohle, President  
Tom Ternovan, Treasurer  
Jay Williams, At Large  
Michelle Mutert, At Large  
Christine Reilly, At Large

Also Present: Homeowners  
Tracie O'Brien, Bay West Management, Inc.  
Ralph Hudson, Bay West Management, Inc.

The Board of Directors Meeting of The Landings Homeowners Association, Inc was called to order at 6:33 p.m. by Matt Bohle, President. The meeting was held by Zoom.

Matt introduced our guest speaker Alison Milligan. Alison spoke to us regarding the use of native plants in future landscaping plans. Alison was also pleased that Laurie and Shannon are on the grounds committee and that all of our recent projects included many of the shrubs and trees that she recommends. She also addressed and approved the rain garden going in at Lake Belvedere in October. One thing we still need to address is the use of organics to treat the weeds etc.

**APPROVAL OF MINUTES:**

- Tom moved to approve the April 21, 2021 Meeting minutes as submitted. Michelle seconded motion and it carried unanimously.

**FINANCIALS:**

- Ralph informed those present, the Association was ahead of budget approximately \$11,947.00. There is approximately \$67,000 in checking and approximately \$639,000 in reserves and saving.

### **GROUNDS REPORT:**

- Ralph state that several small projects were scheduled for the grounds in the summer and the fall of 2021. Ralph also stated that Jams has quoted those jobs and their pricing is very high. Ralph will get pricing from other companies for the extra jobs (not in Jams contract) to save money.
- Ralph informed the Board that Lake Belvedere has been completed and that the rain garden, as mentioned earlier, will be installed early October. Cost is around \$1,200.

### **OLD BUSINESS:**

- Ralph reviewed three prices for monitoring the parking program and recommended 29-Ten for the job. Matt asked Michelle to review the bids and report back in June.
- Ralph will have the asphalt/concrete bids for the June meeting to have the work completed in July – August.
- Pool II is scheduled to open May 29<sup>th</sup> We will attempt to open the Painters Hill pool in late June when more lifeguards may be available.

### **NEW BUSINESS:**

- No new business was discussed.

### **COMMUNITY FORUM:**

- Painters Hill residents expressed their opinion that we need to open their pool if possible this year! Board promised to open that pool, if at all possible.
- Meeting in person was mentioned. Ralph stated that he would check around the area for a place that might host such a meeting.
- 11 Copley – Upset that in April the delinquent list was posted on the Web Site and included her name, address and how much she owed. She wanted to know who posted the information. Mat explained that it was pulled down as soon as it was mentioned to the Board and that we (The Landings) do not plan to put the list on the Web Site in the future.
- Shannon mentioned that there has been some suspicious activity at the Landings 2 pool parking lot recently. Ralph said to call the police non-emergency line and that when a new parking company is brought in crew he will make sure that the lot is patrolled frequently.

### **ADJOURNMENT:**

There being no further business to discuss, Tom made a motion to adjourn the meeting. Jay seconded the motion and it carried unanimously. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Ralph Hudson

Property Manager

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

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