

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SEPTEMBER 16, 2020

Members Present: Rod Houston, President
Jan Greene, Vice President
Tom Ternovan, Treasurer
Karen Morganelli, Secretary
Matthew Bohle, Director

Also Present: Homeowners
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 6:32 p.m. by Rod Houston, President. The meeting was held by Zoom.

APPROVAL OF MINUTES:

- Jan moved to approve the July 15, 2020 meeting minutes as submitted. Matt seconded motion and it carried unanimously.

FINANCIALS:

- Ralph informed those present the Association is approximately \$35,000 ahead of budget. The budgeted snow amount of \$22,000 which was not used is included in the amount ahead of budget. The total amount of the checking/saving is \$639,247.20.
- No bills, as of yet, have been received from Hiedler.

GROUNDS REPORT:

- Jan talked to Craig from Jams to arrange a walk of the community. Ralph is meeting with Craig next week.

- For Lake Belvedere, Rod spoke with Stormwater Facilities and they are interested in the project. Rod will provide them with the engineering report and the drawings. Rod sent a message to see if they were able to meet on Thursday or a day next week.

OLD BUSINESS:

- Regarding the bridge, Rod informed those present when it was ordered from GMC a picture was provided of what it would look like when completed and the color was brown. The color of the installed product is silver. The buying decision of the Board was based on the brown color in the picture and this information was included in the contract. Matt from GMC is going to fix the color. The bridge was set last Friday and over the next couple weeks, grading to get the path to the level of the bridge will be completed. The asphalt will be completed next month if not sooner. It was stated the tree near the area must not come down. Ralph meet with the crane operator and the lattice fence needed to be removed and the lamp post but will be put back.
- The Board had been looking into revising the parking rules. Rod stated he did not think the rules needed to be revised. Chesapeake Exxon is the towing company. Ralph said the cars in violation still need to be tagged and given seven days to comply. One notice is all that is needed. If the car leaves and comes back it can be towed right away. Discussion occurred at this time on towing.

NEW BUSINESS:

- Ralph asked if there was any feedback on Pool #2. Matt said it went well this year. All guests were spaced out well with the restrictions. Jan said some hoped it would stay open two weeks extra. Matt suggested next year talking to Anchor about extending the season but this year it was not feasible.
- The bulk trash dumpster is scheduled for October. The dates were determined to be the 16th -19th. There will be one at each pool. Information will be posted on the website and Facebook.
- Ralph will have the attorney report on the 19th and will forward it to the Board members when he receives it.
- The tree contractor is coming on the 29th and 30th of this month and October 15th and 16th.

COMMUNITY FORUM:

- Matt informed those present 4-6 cars had been broken into last night. The police were in the community investigating today. Two days prior, truck tires were slashed on Gemini. Rod will inform homeowners to be vigilant on the website.
- A homeowner suggested having signs posted community under surveillance or to install a camera. Discussion occurred at this time on cameras for the community.

ADJOURNMENT:

There being no further business to discuss, Tom made a motion to adjourn the meeting. Matt seconded the motion and it carried unanimously. The meeting was adjourned at 7:09 p.m.

Respectfully Submitted,

JANET LEWIS

Janet Lewis, Recording Secretary

Approved: _____

Date: _____

