

**The Landings Homeowners Association  
Board of Directors Monthly Meeting Minutes  
Pip Moyer Recreation Center  
April 17, 2024  
6:30 pm**

**Attendees**

Ches Lanham, President  
Margaret McLemore, Treasurer  
Lenka Capurro, Landscaping Chair  
Léopoldine Farrington, Director  
Loretta Lamar, Director  
Christine Reilly, Secretary  
Tracie O'Brien, Baywest Management

**Absent**

None – One vacant position

**Call to Order - Ches**

Ches called the meeting to order at 6:31pm.

**Approval of March 20, 2024, Meeting Minutes**

Margaret made a motion to approve the March 20, 2024, meeting minutes with the amendments. Loretta seconded the motion. The board voted to approve the meeting minutes.

**President's Report – Ches**

Ches said there is not much to report beyond the topics for this meeting.

**Treasurer's Report, including March Financials - Margaret**

Margaret reported that the number of homeowners in collections has been reduced by 33%, and the homeowners in collections are making regular payments. The total of outstanding homeowners' assessments is down by 20%.

The first payment for the pool house renovations, approximately \$41,000, has been made to the contractor, GMC. This leaves the current reserves at around \$300,000.

**Landscaping Report, including Tree Trimming Update and Tree Replacement at 29 Woodward - Lenka**

Lenka said the status is similar to last month's. Tracie asked to add one tree to the tree trimming list. This tree is located between 16 and 18 Sargent Court. Christine noted that the tree on the island between 15 and 17 Woodward Court should be added to the tree removal list.

Margaret asked Lenka about bidding the tree work. Lenka is adamant about getting multiple bids for the tree work. Margaret wants to use one of the current contractors, based on fair prices and good service. They are trusted contractors and repeatedly have submitted bids within a very small variance of each other. They have some subspecialties, so we should use the best one for the particular job without need for competitive bidding.

Lenka wants to take care of the trees that present a hazard. She would like to put a tree trimming/removal program in place. Requests for proposals could be issued to multiple contractors and we could select a single contractor to implement the tree trimming/removal program. Lenka will develop a tree trimming/removal program this month. She would like to stop bidding the work in a piecemeal fashion as we have been doing. Margaret suggested addressing the immediate needs/list of reported trees in parallel developing a tree trimming/removal program. Lenka will provide a list of trees that need tree trimming and ask Tracie to get a quote from Ballard.

Christine said Connie Lamb Jones (18 Winslow Court) asked her to mention the need to trim/remove the overgrowth in the woods behind her house that is impinging on her home and fence. Lenka said this has been discussed with the landscaper and will be addressed.

Bo Dao (3 Winslow Court) said there was a tree in the common area behind his neighbor's house that was removed by the HOA, but the stump was not removed. The stump is now rotting and needs to be removed. He was asked to submit requests to the board at [hoaboard@bodlandings.com](mailto:hoaboard@bodlandings.com). Lenka will add this work to her list.

Lenka said that the free plants that she and Laurie Mack picked up from the city will be planted on Saturday, April 20, 2024, at 9:00am. An announcement has been placed on the unofficial Landings Facebook page inviting residents to help. The group will meet by the Forest Drive entrance.

### **Architectural Report – Chester**

Ches reported that a few homeowners have submitted architectural requests for new roofs, painting of doors, etc. Homeowners are actively trying to improve their homes. He requested that homeowners planning work on the exterior of their house submit an architectural request prior to starting the work.

### **Old Business**

#### *Speed Bumps*

Ches reported that the speed bumps have been installed. They have slowed traffic, reduced the number of vehicles cutting through the community (especially between 8:00pm and 10:00pm), and increased the number of vehicles coming to a stop at the stop signs.

Lenka asked if people had complained about the speed bumps, other than the ones that have posted on the unofficial Facebook page. Laurie Mack (15 Tiburon Court) said there have been positive comments. Loretta said she heard one negative comment, which included a complaint about the color.

#### *Revision of HOA Documents*

Margaret developed a draft of the restated bylaws and sent them to the board. The restated bylaws eliminate all the old language and retain the current language with the date of the revision. It has reduced the document from 54 to 12 pages. She requested that the board read the document and

provide comments. She highlighted one section that needs an update. This section allows each unit/home to vote for 3 directors even though the BOD now consists of 7 directors. The current membership is 2 directors each from Stonecreek, Copperwood, and Painters Hill with one at-large director. This needs to be discussed and potentially updated. Our attorney recommended that the board do whatever it can to encourage participation. If we leave the current rule in place, and someone votes for 7 board members, the vote is invalid.

The second issue is the restriction on renting homes. Currently, it is limited to renting the entire unit. It cannot be owner-occupied with a roommate, for instance. There is also a minimum rental of 6 months. These requirements have not been enforced.

Amendment of the bylaws is authorized by a vote of 60% of the board. Amendment of the Declaration requires approval by 60% of the community (i.e., 60% vote by each unit).

Lenka noted that if something is not enforceable, it shouldn't be included in the documents. She also noted that landlords are required to provide a copy of the rental agreement to the HOA, which is also not being enforced.

The issue of Airbnb was raised. It was pointed out that a residence on Youngs Farm Road is being used as an Airbnb. Use of Parking Boss would be a way to enforce the restriction on short-term rentals.

Jay Williams (5 Landings Court) pointed out that at one time, submission of the rental agreement was part of the application for parking stickers. It was noted that the HOA attorney said the BOD couldn't require a copy of the rental agreement for general use/information, but could require a copy of the rental agreement for proof of residency related to parking.

Lenka said if we can't obtain a copy of the rental agreement, we should be able to request a copy of the City of Annapolis rental permit.

Margaret pointed out that the homeowner must acknowledge responsibility for their tenants.

Jay also asked about violations of the bylaws, Declaration, etc. and why the BOD isn't enforcing the rules.

Tracie mentioned that the board has done walkthroughs to identify violations in the past. Laurie Mack (15 Tiburon Court) concurred with Tracie. Ches noted that the board has to pick its battles, and we have a lot of work going on right now. He acknowledged that we have a lot of violations, and we may work on this later.

Jay asked if someone could be hired to do these walkthroughs for us. Ches noted that this would require training someone. Margaret noted that it would have to be done twice a year.

Jay stated that the board has the authority to enforce the rules and should do it.

Ches said the board would discuss this with Tracie to identify possible approaches to identifying violations and enforcing the rules.

## **New Business**

### *Pool House Renovations*

Ches said that the renovations on the pool house in Painter's Hill would begin tomorrow (April 18). He showed a picture of the color of the siding and the roofing for the pool house. He described the interior renovations that are planned and showed the green tile for the shower walls and the grey tile that will be installed on the walls from the floor to 4 feet above the floor. The contractor, GMC, estimates the work can be completed within a month, depending on the availability of materials.

Sherry Galloway (15 Woodward Court) asked whether unused pool guest passes purchased in previous years could be used for the 2024 pool season. She was told that they could be used this season.

#### *Paint Curbs Red, Green and Handicapped Spots*

Lenka asked if the green color used for guest spots could be changed because it tends to blend in with the surrounding grass and is hard to see.

It was noted that we need to look at the number and placement of the guest spots before painting is done. We have not obtained bids to paint the curbs and handicapped spots and, unless we are going to stay with the current number of guest spots and locations, we can't go out for bid. Ches suggested we delay getting bids until we resolve this issue. Christine said she has a spreadsheet showing the number of guest spots and handicapped spots throughout the community and will send it to the board. It was pointed out that fire lanes are painted red but need the words "No Parking" added to emphasize the point.

#### *Bamboo Proposal -Proposal Received*

The board received a proposal from CS Lawn for \$1850 to cut down and poison the bamboo behind the townhouses in Belvedere Court that run along Forest Drive. It will take 3 years to get rid of the bamboo completely before we can replant in that area. It requires subsequent cutting and poisoning in years 2 and 3 as well, and the cost for these subsequent treatments is not part of the \$1850 quote.

Lenka stated that the cutting and poisoning is not going to work. We need to get a backhoe and dig the bamboo out completely and obtain dirt to refill the remaining hole.

Margaret made a motion to accept the proposal. The motion was not seconded.

Lenka asked what a backhoe would cost. A concern about the impact on the drainage system in Lake Belvedere was raised. Tracie said she would get a quote to bring in a backhoe, dig the bamboo out, and refill the hole with fresh soil/dirt.

#### *Lake Belvedere – Proposal Pending*

GMC has agreed to come out and look at the drainage situation in Belvedere Court, identify some alternatives, and provide a proposal.

Laurie Mack (15 Tiburon Court) noted that the rain garden that was planted over the drainage system in Lake Belvedere is not a true rain garden because a contractor can't dig down far enough to put in a true rain garden.

The issue is not that the drywell/drain is covered. GMC has told the BOD that we need to have a true rain garden with a sand base to effectively drain the water.

GMC installed it after an engineering firm evaluated the area and recommended the drywell.

The location of utilities in that area may also present a problem.

It was noted that the problem usually resolves itself within 24 to 48 hours after a heavy rain.

Margaret noted that the affected area is spreading.

#### *Parking Boss -- Ongoing*

Margaret said the letters have gone out to all the homeowners and tenants. An email has also been sent to the homeowners for whom we have an email address. 70 homes have registered vehicles (100 cars over 70 homes). Margaret is issuing the stickers and has had to go back to numerous homeowners for clarifications (e.g., for houses with more than 2 cars, which cars get which color sticker) or additional information. The board members are hand-delivering the parking stickers.

Sherry Galloway (15 Woodward Court) asked about stickers for motorcycles. Margaret said that the stickers are meant to be applied to glass and that the manufacturer of the stickers says it is also safe to apply to automotive paint, but she doesn't want to take the chance. Margaret asked the motorcycle owners to cut the sticker to just show the blue or red part of the sticker and place this smaller sticker on the windshield or the back of the motorcycle. The license plates will be scanned, not the stickers. The stickers simply indicate that the car has been registered.

Tracie noted that 29-Ten hired a retired Montgomery County, Maryland, police officer, and Tracie talked to her about working for the Landings as the parking monitor. She is ready to start when the payment arrangement between 29-Ten and this employee can be confirmed.

#### *Replacement Tree Behind 28 Woodward Court*

The City of Annapolis requires the HOA to plant a tree in the same spot where a tree was removed last year. Lenka said the replacement tree will be planted on Saturday, April 20. Lenka will confirm with the city whether it has to be in the same spot or can be planted elsewhere in the community.

#### *Pool Passes*

Tracie will send us copies of the pool pass letter and application form that was used last year. If no one has any changes, she will send it out. The amounts for each pool pass and guest passes will remain the same unless the board wants to change them. The board agreed to keep the rates the same as in 2023. Unused guest passes purchased in previous years will still be honored.

#### *Yard Sale/Dumpsters*

It was noted that Tom Budzyna (1236 Youngs Farm Road) is planning a yard sale for May 4.

In previous years, the dumpsters have been overfilled, and the HOA incurred additional costs for the cleanup. It was pointed out that non-residents may be bringing in materials to be discarded. Margaret suggested bulk pickup at each home the Monday after the yard sale. Lenka noted that we need to be strict about the times that refuse for pickup can be placed out. She stated that they should be put out Sunday for a Monday pickup.

Tracie will ask the trash companies if they have the staff and equipment to do a special bulk-pick up on Monday or another day. Margaret said if MBG can't do it to ask other companies as well.

Last year the two dumpsters cost \$1,234 and the additional cleanup cost \$650.

Laurie Mack (15 Tiburon Court) noted that Saltaire gets the dumpsters from 7:00am to 7:00pm on a single day, has someone monitor what is being left, and the dumpster is removed at 7:00pm. Lenka asked if a dumpster could be brought in and removed on a Saturday.

Margaret said that the yard sale should be allowed for Saturday, May 4 and that we should work on a solution for the bulk trash removal during the next week. She also noted that the City of Annapolis does bulk pickup at the Stonecreek residences on Wednesdays.

Ches confirmed the yard sale for Saturday, May 4.

We need to put signs out. Signs are stored in the Painter's Hill pool house.

Tracie to send an email to the homeowners regarding the yard sale and dumpsters (dates for the dumpsters will be TBD).

#### *Pool Furniture Replacement/Repair*

Tom O'Brien (Baywest Management) has identified someone who will refurbish the pool chairs: \$167 for a lounge chair and \$91 for a regular chair. Tracie sent the proposal to the board this afternoon, which includes pick-up and delivery charges. 14 lounge chairs and 4 regular chairs have been identified for refurbishment, because they are currently unusable due to disrepair. There may be others.

Ches recommended refurbishing the chairs rather than replacing them with new chairs.

We will discuss at the next meeting whether all the chairs or only some need to be refurbished or replaced.

The turnaround time for refurbishment is 6 to 8 weeks and, at this point, the contractor cannot guarantee delivery before the pool opening date. Ches suggested waiting until the end of the summer to get a better price and to have them ready for next season.

Margaret suggested doing the Painter's Hill chairs while the pool house is being renovated.

#### *Pool Fence Replacement*

The rear fence of the Copperwood pool that backs up to the houses on Stonecreek Road needs to be repaired or replaced. Tom O'Brien is obtaining bids.

#### **Homeowner Concerns**

Lynette Nick (27 Rockwell Court) suggested that the HOA identify a contractor that the homeowners could individually contract with for painting and other house refurbishments. Ches stated a concern that if there was a problem with the contractor, the HOA would be blamed for it.

Lynette asked if the spaces for the homeowners/residents could be painted a specific color or clearly identified as parking for residents. Ches said that unpainted spaces mean it is resident parking and this problem will be resolved when the parking monitor is activated. Lynette pointed out that the paint for the guest spaces is worn, and the residents are also parking in the guest spaces. She also asked when the tree that overhangs into the community property and her yard from the adjacent community that

she asked about at previous meetings would be addressed. She also noted that the large pine trees planted in the center island in Rockwell Court drip sap onto the cars parked on either side of the island and people don't want to park there because of the effect the sap has on their cars. She would like the trees removed and replaced with trees that don't drip sap. Lenka said she would look into this issue.

**Motion to Adjourn**

Loretta made a motion to adjourn the meeting. Lenka seconded the motion. The board voted to adjourn the meeting.

The meeting was adjourned at 7:53pm.

Respectfully submitted,

Christine Reilly, Secretary