

**The Landings Homeowners Association
Board of Directors Monthly Meeting Minutes
Painter's Hill Pool Deck
June 19, 2024
6:30 pm**

Attendees:

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

Call to Order – Ches

Ches called the meeting to order at 6:30pm.

Approval of the May 15, 2024, Meeting Minutes

Christine made a motion to approve last month's meeting minutes. Loretta seconded the motion. The Board approved the May 15, 2024, meeting minutes.

Treasurer's Report, including April Financials – Margaret

Margaret reviewed the April financials. She noted that the HOA took a significant hit for the cleanout of the sewer laterals in front of 1 and 3 Belvedere Court, so we are slightly overbudget for April but are still running slightly ahead of budget for the year to date.

Landscaping Report, including Tree Trimming Update and Pine Trees on Rockwell – Lenka

Lenka noted that we have many trees that need care, either trimming or removal. Many of these have been requested by residents. Lenka would like to walk with an arborist to determine tree trimming and removal needs. The BOD has not made any progress on developing a tree trimming program. Lenka envisions this to have three phases and have a long-term budget developed for this program.

Lenka noted the issue about the property line and responsibility for the bushes on the side of 23 Copley Court has not been resolved.

Margaret pointed out that we have a healthy budget for tree trimming for the current year. Ches said he talked to Brady Tree Trimming during the Rockwell Court tree removal work during the week of June 10 and did a walk-through with them of some areas. Brady will be back in July to do some tree trimming. He anticipates they will start in Painter's Hill, followed by Stonecreek and Copperwood. Tracie noted that Brady is scheduled to return on June 21. (Note: Following the meeting this was postponed to June 28). This trimming will include trees on homeowner's property that overhang common areas in the community. The affected homeowners will be notified before the tree trimming occurs.

There was discussion with the homeowners in attendance about the tree issues, including the pine trees that were removed in Rockwell Court. Ches noted that these trees will be replaced with something other than pine trees. He suggested tall evergreens and asked for input from the community via email to the BOD.

Margaret asked about the tree that the City of Annapolis required the association to plant to replace a tree that was removed. This replacement is overdue. Lenka Capurro said she would call the city tomorrow to discuss it.

Kelly Riling (23 Rockwell Court) asked why no advance notice about the tree removal in Rockwell Court was given to residents. She noted that people on the unofficial Landings Facebook page are livid about this issue. It was noted that the request for tree removal came from a Rockwell Court resident, but the board made the decision to remove the trees. Lenka said that she is glad that residents attended the meeting and that she doesn't like the overall negativity of the Facebook posts.

A Tiburon resident stated that the BOD needs to have better communication with the homeowners and residents.

Margaret said that the meetings minutes can't be the only communication method, due to the delay between the meeting and the approval at the following meeting. She asked if someone would be willing to do a newsletter.

Mike (resident of 40 Rockwell Court) suggested putting information on the official website. The management company at his previous residence put postings on the website. Emails get overlooked due to the amount of junk and spam people receive.

Connie Jones (18 Winslow Court) wants a board member to put a summary of what occurred at the meeting on the unofficial Facebook page.

Margaret said that as a board member she has gotten a lot of negative communications and does not want to see the additional negative comments posted on Facebook.

One of the attendees asked the board members to introduce themselves, which the board members did.

Lisa Cole (24 Woodward Court) said that in the past, all homeowners were invited to vote on certain proposed items. The call for a vote was announced via a newsletter. Ches commented that this was only for changes to the bylaws.

Loretta noted that social media is good, but some people use it anonymously just to complain. They don't bring their concerns to the board meetings and state them publicly.

Bao Do (3 Winslow Court) suggested the BOD create their own official Facebook page for the community. This could be done by implementing controls to prevent anonymous posts and abuse. Lenka said she would consider implementing an official Facebook page, but limits would have to be put on admitting people outside the community and negative comments.

Elaine Sarno (14 Rockwell Court) noted that there is lots of invisible labor involved in managing the community and she appreciates this. The BOD is an elected body and community members should not abuse people who are trying to help.

Connie Meyer (8 Rockwell Court) noted that not everyone is on social media.

Phil Gallagher (5 Belvedere Court) said all communities require work and that regarding tree trimming, everyone in the community can't have a vote. Lenka said that the community needs to trust the BOD or nothing will get done.

Diane Simanteris (9 Tiburon Court) pointed out that the community does have a website for information.

Architectural Report – Ches

Ches thanked people for submitting applications for approval of architectural changes. Several applications for roofs and exterior painting have been approved. The BOD tries to respond to the applications as soon as possible.

Parking

Margaret said that Parking Boss has been implemented. To date, 86% of the townhomes and 67% of Stonecreek homes have registered at least one car. We are now able to assess how to accommodate parking for cars with red stickers and guests.

Painter’s Hill Pool House Renovation

Ches reported that the contractor is still waiting for items that are backordered. Completion of the renovations is scheduled for July 3 and Anne Arundel County will do the pool inspection on either July 2 or 3.

Mike (resident of 40 Rockwell Court) asked about getting pool passes. Tracie said to contact the Baywest Management office via email or phone to make arrangements to obtain the passes. The office is not continuously staffed during business hours.

Copperwood Pool Fence

The fence between the Copperwood pool and the homes on Stonecreek Road is being replaced this week.

Little Library

Ches thanked Lenka for the Little Library, which is now open and serves both adults and children. Lenka noted that Allison Paliska (32 Rockwell Court) helped with this effort

Bamboo Removal

Ches reported that the BOD has obtained a proposal to dig out the bamboo between the units on Belvedere Court and Forest Drive, refill the hole, and reassess the situation after one year.

Christine made a motion to accept the \$2,100 proposal. Margaret seconded the motion. The BOD voted to approve the motion.

Allocation of Parking for Cars with Red Decals and Guest Parking

Margaret said that the BOD would like everyone who lives in the community to be able to park in the courts, but there is only space for two cars per townhouse in each court. The BOD may be able to allocate a small percentage of spaces in each court for cars with red decals. These spaces would be marked for cars with red decals only and would be available for cars with red decals on a first-come, first-served basis. If no spaces are available, the cars with red decals will have to be parked on Youngs Farm Road. All guest parking would be on Youngs Farm Road.

Amanda Torrez (1202 Hollyday Court) stated two units on Hollyday Court have 4 cars each and are continually switching which cars park in the court. There are two spaces allocated for guests. Some people who live in that court have not registered their cars and are parking in the guest spots.

It was pointed out that removing guest spots in the court would eliminate the incentive for residents not to register their cars. It was also noted that for the smaller courts like Hollyday it is difficult to allocate parking for guests or cars with red decals.

Anastasia Owens (19 Copley Court) said there are 26 spaces in Copley and 12 townhouses. There is one handicapped spot and 6 guest spots. All resident spaces were filled one evening when she got home. She parked in a guest spot and received a violation. Margaret explained that tagging cars with blue decals will be eliminated, and she will ask the parking monitor to not tag cars with blue decals that are parked in guest spots. Lenka noted that the markings for guest spots have faded.

Margaret asked the residents to be patient. She noted that we need to get the signs updated and the curbs properly marked. Only a small number of parking spaces in the courts will be allotted for cars with red decals to park in them.

Phil Gallagher (5 Belvedere Court) expressed concern about removing all guest parking from the courts.

Mike (resident at 40 Rockwell Court) expressed concern about guests walking from Youngs Farm Road and suggested that guests be issued hang tags with a limited amount of time for parking. Ches responded that we are trying to prioritize parking for residents, not guests.

Connie Meyer (8 Rockwell Court) noted that her guest parked in a resident parking space because there was no guest parking available and was issued a violation notice.

Shirley Kirby (12 Woodward Court) asked about the old blue parking stickers. She was told they are no longer good and can be removed and discarded.

Jasmyne Fountain (13 Tiburon Court) said the parking monitor is not coming around frequently enough. People who are not getting ticketed but should be and residents who cannot find parking are ticketed for parking in the wrong areas. Margaret noted that the parking monitor is not in every court every day. She has a regular schedule, but it is randomized. She asked Jasmyne to send her an email to provide the details on the specific situations.

Margaret said that guest parking is a problem, and that Parking Boss has a provision for guest parking, but it is difficult to implement for the Landings because of the limitations on parking space. This issue delayed implementation of Parking Boss by the previous BOD because the BOD couldn't come to an agreement on guest parking.

Alicia Moran (25 Rockwell Court) said has one car with a blue decal, and she should like to have her guests park closer to her home, not on Youngs Farm Road. She feels that she is disadvantaged compared to residents with two cars. Margaret noted that only residents are given red or blue decals, not guests.

Bao Do (3 Winslow Court) noted that the problem with residents not registering their cars and using guest parking needs to be resolved. He would like hang tags that could be scanned and allow time limitations for parking to be tracked. Margaret said that determining the appropriate time limitations is difficult. Bao suggested it be limited to one day.

Phil Gallagher (5 Belvedere Court) pointed out the difficulties of monitoring time limitations.

Ches asked if the residents want to leave everything the same and give out hang tags for guest parking.

Bao Do (3 Winslow Court) said this is what he would like to see.

Sherry Galloway (15 Woodward Court) stated that she does not want to have guest parking in the courts.

Connie Jones (18 Winslow Court) suggested first-come, first-served parking for all. She asked if she could park a car with a red decal and a handicapped placard in a handicapped space. Margaret said if she did that, she could still park 2 cars with blue decals in the court along with the car with the handicapped placard, which would be unfair to other residents.

Eddie Lamb (18 Winslow Court) stated there is no perfect solution, but that owners should be given priority over tenants.

Tracie noted that Parking Boss has the capability to manage guest parking, but there needs to be an implementation plan. The BOD has put in a lot of hours trying to come up with a workable plan. The parking monitor is only in the community for 8 hours per week. Under the Parking Boss application, the parking monitor could scan a car in the guest spots to identify if a guest is properly registered. This would eliminate the need for hang tags.

Amanda Torrez (1202 Hollyday Court) wants to be able to report problem cars. It was noted that the BOD has given the parking monitor information about various issues, and she has been responsive regarding looking out for these issues. Margaret asked Amanda to email her to provide specific information on problems.

Lisa Cole (24 Woodward Court) reiterated that guest parking should not be prioritized over owners/resident parking. She would like to be able to park a car with a red decal in the court rather than have extra spaces be allocated to guests. She asked that the BOD look at the parking situation as a whole, not just guest parking.

Margaret asked the community not to think that the BOD is not doing anything to address the parking issues. We can't respond to every email about a problem or provide statistics on the number of violations that have been issued. Towing for repeated violations will begin soon.

Caitlin Jandegian (8 Tiburon Court) asked if the BOD could implement different rules for each court. She would like to see at least one space guaranteed for each unit, i.e., one assigned space. She was told that the bylaws don't permit assigned parking. Margaret noted the bylaws can be amended, but we are following the 2014 Parking Regulations. Two assigned spaces were considered by previous boards but this was never implemented because agreement could not be reached regarding the location of the assigned spaces.

Mike (resident of 40 Rockwell Court) asked why the parking monitor must place violation notices on the cars. They are often torn off and thrown in the street. An email can be sent to let the car owner know of the violation. It was pointed out that many of the cars are not registered and we don't have another way of notifying them. Mike suggested only placing stickers on cars that are not registered.

Bridge Signs

Christine made a motion to accept the signs for the bridge that state "Please Use Caution on the Bridge", Margaret seconded the motion. The BOD voted to approve the motion.

Request for a Pool Party

A resident sent in a request for a child's birthday pool party during normal pool hours. The BOD discussed this request and noted that there is a limitation of 4 guests per pool pass holder. This request was for 9 children and 8 adults. If this request were to be granted, we would tell the requestor that each attendee would have to have a pool pass or a guest pool pass. Loretta made a motion to allow the pool party. Margaret seconded the motion. The BOD approved the motion.

Adult Swim

A resident requested that a 15-minute adult swim be implemented each hour at each pool. This is a pool rule, and the management company will ask the lifeguard to enforce this rule.

Fence in Front of 29 Rockwell Court

It was noted that there is a fence in front of 29 Rockwell Court to hide the trash cans. This is against architectural regulations as trash cans must be stored at the rear of each unit. Tracie was asked to send a letter to the homeowner to remove the fence.

Miscellaneous

It was also noted that the gate to the wading pool at the Copperwood pool is broken.

Mike (resident at 40 Rockwell Court) asked residents to overturn containers, bird baths, etc. that collect water as it attracts mosquitoes.

Ches stated that the pickleball court repairs are going to be deferred to a future date.

Adjournment

Loretta made a motion to adjourn the meeting. Margaret seconded the motion. The BOD approved the motion. The meeting adjourned at 8:16pm.

Respectfully submitted,

Christine Reilly
Secretary