

**The Landings Homeowners Association
Board of Directors Monthly Meeting Minutes
Pip Moyer Recreation Center
May 15, 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 – Chester

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

Approval of April 17, 2024, Meeting Minutes

Loretta made a motion to approve the April meeting minutes. Margaret seconded the motion. The BOD voted to approve the meetings minutes.

Treasurer's Report, including April Financials – Margaret

Margaret reported that the HOA is currently on budget, except for payment for the speed bumps, which were not a budgeted item. The HOA is on track for having remaining funds at the end of the year.

Collections are running even with the previous month. There is one new homeowner in collections.

Lenka noted that there were discrepancies among the April financial reports. She asked about payments to Doody Calls. Tracie explained that some of the checks written to that vendor were payments for services for 2023.

Lenka asked about the 5% management fee for March. Margaret explained that this fee is part of Baywest Management's contract for managing the Painter's Hill pool house renovations, which is a reserve project.

There was also a question about the charges for audits.

Lenka questioned the payment of \$4,725 for trimming the crepe myrtle trees. Tracie noted that this is done every year. Lenka stated that it has not been done in prior years and noted that she would like pre-

approval of these types of expenditures. Tracie said work that is in the budget has been performed without prior board approval. Tracie also noted that she sends many emails to the BOD regarding approval for work that needs to be done, and many of these emails go unanswered.

Tony Pruner (1245 Youngs Farm Road) suggested establishing an upper limit for expenditures by the management company that can be made without approval. Lenka said she would like all expenses to be pre-approved.

Tracie was also asked about a payment of \$800 to Chesapeake Pool for permits that was listed under pool repair maintenance. Tracie said that this is for an annual operating permit that is required for each pool.

Tony Pruner (1245 Youngs Farm Road) asked about audits.

Margaret suggested that if an expense is for a budgeted item and it is under \$5,000, the BOD should give blanket approval to the management company to purchase the services or items. Tracie said that most expenses are included in the annual budget. Margaret noted that there are unexpected expenses like the pool house leak but for that one there is a budgeted lined item.

Landscaping Report, including Tree Trimming Update – Lenka

Lenka stated that the weather has not cooperated for many items that need to be addressed. She noted that many requests are coming in regarding the landscaping. These include the side yard next to 23 Copley, tree limbs extending over Youngs Farm Road from trees behind a house at the corner of Stonecreek Road and Youngs Farm Road, etc. Lenka noted that the tree limbs are a homeowner issue and that problems on the path between Youngs Farm Road and Clock Tower Plaza are the city's responsibility because that area is city property. Discussion ensued about what is Landings common area property, what is Landings homeowner property, and what is city property. The tree overhanging Youngs Farm Road is the homeowner's responsibility, but the HOA has the right to trim the branches extending over Youngs Farm Road.

Elaine Sarno (14 Rockwell Court) asked who is responsible for the land next to an end-unit townhome. Tracie explained that this area is owned by the community and is maintained by the HOA, unless the homeowner wants to assume responsibility for maintaining it.

Mathias Capurro (13 Copley Court) reminded the BOD about the numerous emails he has exchanged with the board on this subject. Mathias stated he has maintained the area next to his townhome for 20 years because Ralph Hudson and Tom O'Brien (both from Baywest Management) told him that it was his property. He stated that townhome owner property extends 5 feet from the front and back of the home and 3 feet on the side of the end unit townhomes, but now he is being told that it is not his property. He noted that this issue was raised as part of a prior lawsuit and also when he was denied permission to build a shed next to his home. He asked why this has changed. Tracie noted that she has a plot that shows the side areas as community property. Margaret says the plat that she looked at shows community property begins at the side wall of the townhouse, but there is an easement for overhang of a structure on the townhome such as the chimney.

The HOA does not mind homeowners maintaining the area next to their end unit, but there needs to be communication between the homeowner and the HOA regarding this issue so that proper guidance can be given to the landscapers.

Elaine thanked the HOA for trimming the tree branch over her chimney.

Lynnette Nick (27 Rockwell Court) asked about the status of the trees on the island in Rockwell Court. Lenka noted that these trees are on the list to be addressed, but other trees are a higher priority right now. Nothing has been scheduled to address these trees.

Architectural Report – Chester

Ches thanked the homeowners for sending in architectural requests and is glad that homeowners are making improvements. He stated that pre-approval of changes by the board is important so that the HOA does not have to stop work or ask for work to be re-done that was not approved.

Tony Pruner (1245 Youngs Farm Road) asked if repairs had to be approved. He was told that repairs must be pre-approved.

Margaret asked the BOD to confirm whether there were any outstanding architectural requests. Ches said there may be one or two.

Mathias Capurro (13 Copley Court) thanked the BOD for approval of the list of siding colors.

Someone asked where the list of siding colors is published. The list is published on The Landings website (bodlandings.com). It was noted that someone posted an outdated list of colors on the unofficial Landings Facebook page. We have a list of door colors for Painter's Hill, and Lenka said she is working on a list of colors for doors in Copperwood. The BOD suggested that if a homeowner wants a specific color for their door, they should submit it to the BOD via an architectural request for approval. Discussion ensued about using colors that were on the old list.

Old Business

Pool House Renovation (Painter's Hill Pool)

Ches reported that drywall has been installed, tiles have been laid, and grout is scheduled for tomorrow. Windows and siding drywall will be installed next week. Most of the windows and siding have been received. A decision is needed for the partitions. Light or dark grey were suggested. Fixtures will be installed on Monday.

It was noted that the Copperwood pool passed its health department inspection, but the Painter's Hill pool cannot be inspected until the renovations are complete.

Parking Boss

Margaret reported that the new parking monitor started work this week. Warning tickets have been given out, but these initial violations will be part of an education phase. No cars will be towed for the foreseeable future. At least two violations will be issued before towing is considered, except in the case of fire lane violations. Over 190 homes have registered one or more cars.

Elaine Sarno (14 Rockwell Court) noted that she is still waiting for a new MVA registration for her car. Margaret said that she had her application and would send the parking stickers to her tomorrow.

Tony Pruner (1245 Youngs Farm Road) asked if parking is a problem and what is the board going to do about guest parking. Ches stated that the focus is on getting residents to register their vehicles. Guest parking will be handled later. It was noted that residents are parking in guest spaces.

Mathias Capurro (13 Copley Court) said residents living in homes on Youngs Farm Road are parking in the courts. This is a problem because the courts have limited parking. Margaret explained now the new system is working to limit the number of parking stickers issued to each residence.

Missy Higdon (2 Rockwell Court) raised the issue of residents not registering their vehicles and just parking in the guest spots. The BOD told her that this would be handled when we address guest parking.

Pool Fence (Copperwood Pool)

The replacement fencing between the Copperwood Pool and the Stonecreek Road homes has been approved. There is a line item in the budget for this work.

Little Library

Tracie said the footer for the Little Library was delivered today. She is awaiting delivery of the rest of the structure. The date for installation will be announced. The location for the Little Library is on the left side of the beginning of the dog path at the entrance to Rockwell Court.

New Business

Fence for Trash Can

Ches asked the board to consider whether a homeowner to put up a small fence near the front of their home to hide trash cans and recycle bins. Lenka asked if we allow homeowners to put one in the front, why wouldn't they be able to install a fence or storage structure on the side of their home. It was noted that if we want to allow this, the architectural guidelines will have to be updated. Loretta suggested the BOD table this item until we establish a standard trash can type and size to make this a viable option. Various BOD members pointed out the differences between single family homes and townhomes that would have to be considered. Mathias Capurro (13 Copley Court) said he is still storing his trash cans on the side of his home and has not received a violation notice.

Repair Pickleball Courts

Ches asked Tracie if we have received an estimate from the contractor, GMC, to repair the cracks in the pickle ball courts. We do not have an estimate.

Speed Bump Signs

Ches said the BOD should install signs at the three community entrances (from Gemini Drive, Forest Drive and Hilltop Drive) to the community. Instead of purchasing new signs for these three areas, the BOD should move some of the speed bump signs that are already installed in the community.

Elaine Sarno (14 Rockwell Court) asked about speeding in the courts and the potential harm to children playing in the courts. Lynnette Nick (27 Rockwell Court) noted that many of the speeders are residents on those courts. Mathias noted that the speed bumps on the main roads have been effective.

Bamboo

The BOD discussed various approaches for eradicating the bamboo in Belvedere Court and the bids for this work from CS Lawn. The BOD asked for clarification on how much digging needs to be done and whether fill dirt will be needed to replace dirt that is removed with the roots.

Homeowner Concerns

Elaine Sarno (14 Rockwell Court) asked if the BOD has a plan to address the drainage issue in the common area next to her home. Tracie said a proposal for this work is in progress. She has a proposal for similar work on Winslow Court.

Mathias Capurro (13 Copley Court) noted that the bridge on the walking path is completely green and needs to be cleaned.

Adjournment

The meeting was adjourned at 7:50pm.

Respectfully submitted,

Christine Reilly

Secretary