

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

Attendees:

- Ches Lanham, President
- Margaret McLemore, Treasurer
- Loretta Lamar, Director
- Christine Reilly, Secretary
- Tracie O'Brien, Property Manager, Baywest Management

Absent:

- Lenka Capurro, Chair, Landscaping
- Léopoldine Farrington, Director

Call to Order – Ches

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

Approval of the June 19, 2024, Meeting Minutes

Loretta made a motion to approve last month's meeting minutes. Margaret seconded the motion. The Board approved the June 19, 2024, meeting minutes.

Treasurer's Report, including June Financials – Margaret

Margaret reviewed the financials.

As of June 30, 2024:

- Operating cash balance of \$181,326.61 of which \$53,090.79 is in a CD earning interest. That is about 3.5 months' worth of operating expense, plus reserve contribution.
- Reserve balances total \$588,495.94, spread among Replacement reserve, Copperwood stain reserve and snow reserve accounts.
- Collections are holding relatively steady with 3 homeowners brought current in June and no new accounts sent to Collections in June.
- Expenses are overall running favorable to budget as we complete the first half of the year.
- Under Grounds Maintenance, plumbing repairs is unfavorable year to date due to the repairs on Belvedere earlier this year but is still under budget for the full year. Likewise, snow removal is over budget year to date due to the straight-line monthly budget, but under budget for the full year. We do have snow reserves should we get early winter snow later this year. General/Other Grounds maintenance is unfavorable due to the speed bumps and signs and the Little Library, which were unplanned at the time the budget was created last year, but is offset by favorable conditions in other Grounds Maintenance lines.
- Pool expense is unfavorable by about \$4,500 for the year in supplies and repairs/maintenance. Will review for adjusting next year's budget.

Landscaping Report, including Tree Trimming Update – Ches

Trees were trimmed on July 11, 2024. The tree trimming contractor will be back in August; the specific date is TBD. The contractor will concentrate on trimming the trees that overhang Youngs Farm Road.

Sherry Galloway (15 Woodward Court) asked when the tree in front of and between 15 and 17 Winslow will be removed. She has asked about this tree at numerous previous meetings and walked with Lenka after the previous meeting.

Mathias Capurro (13 Copley Court) asked about the status of the tree between 11 and 13 Copley.

Architectural Report – Ches

All applications for architectural changes that have been submitted have been reviewed and dispositioned, except the one for 1 Winslow Court. Questions regarding this request have been submitted to the homeowner, and the committee is awaiting a response.

New Business

Parking – Margaret

Margaret reported on her plan for a limited number of spaces for both guests and cars with red decals in each court. This plan is based on the number of cars registered to date. The goal is to allocate 10% of the spaces in each court to cars with red decals and 5% of the spaces for guest parking. This will not allow for 2 spaces for each unit for cars with blue decals, but not all units have 2 cars registered. Margaret plans to meet with homeowners in each court to determine where these spaces will be located.

Christine asked if residents could park a car with a blue decal in these spaces if all the other spaces are taken.

Brittany Braswell (27 Muir Woods Court) asked about a neighbor who has 3 cars with blue decals. Margaret asked Brittany to provide specific details in an email, and she will verify whether the decals have been incorrectly issued and address the situation.

Sherry Galloway (15 Woodward Court) mentioned a car on Youngs Farm Road with expired tags and no decals.

Mathias Capurro (13 Copley Court) asked about cars with blue decals owned by residents of Youngs Farm Road being parked in Copley Court. He was told that cars with blue decals may be parked anywhere in the community.

Connie Jones (18 Winslow Court) asked whether the curbs will be repainted to indicate where cars with different color decals and guests will be allowed to park. Margaret said that the curbs will be repainted when the spaces for cars with red decals and guests are determined for each court. The BOD estimates that this will take 30 days. It was pointed out that Margaret wants to meet with residents of each court. Mathias said the documents would have to be amended and voted on, and this can't be done within the next 30 days. He also asked about the commercial vehicle that a board member was observed taking pictures of. Margaret said that she could not reveal the status of how individual cars were being handled due to privacy concerns. Margaret also noted that the current parking regulations give the BOD the power to reallocate the parking spaces.

Margaret made a motion to accept the proposal that she presented to allocate parking spaces for cars with red decals and guests. Loretta seconded the motion. The BOD approved the motion.

Pools – Ches

Ches asked the homeowners to direct any concerns about the pool, lifeguards, or pool management to the BOD via email or to call Tracie.

Board Members—Ches

Ches asked the board for a decision on whether there could be more than one BOD member from the same house. Margaret explained that each house gets one vote in the annual election of board members regardless of the number of owners of the house. The bylaws go into great detail on this point. The bylaws are silent on whether more than one homeowner of a single house may serve on the board at the same time.

Loretta made a motion to amend the bylaws to clearly state that one homeowner of a single house may serve on the board at the same time. Margaret seconded the motion. The BOD approved the motion.

Condense Bylaws – Margaret

Margaret drafted a restatement of the bylaws to condense them and eliminate the sections that have been superseded, thus reducing the number of pages and making them easier to read. The amendment to the bylaws that the BOD just passed would also be included in the condensed bylaws.

Margaret noted that when the community was first established, the BOD consisted of only 3 members, and the homeowners voted for only 3 members during the annual elections. Subsequently, the BOD was expanded to 7 members, but the maximum number of BOD members each home could vote for remained at 3. Margaret said the seven members are determined by the candidates with the two highest vote totals from each community plus the candidate with the highest number of votes from the remaining candidates on the ballot. The BOD's attorney raised the concern that if the HOA keeps the rule of voting for a maximum of 3 candidates, ballots with votes for more than 3 candidates would be invalid. Loretta suggested not raising the number of candidates a house could vote for to 7. Margaret accepted her suggestion.

Mathias Capurro (13 Copley Court) said that homeowners are given 30 days to nominate a candidate for the board but are only given two weeks to vote. He said the BOD needs to give people 60 days to vote as required by the bylaws. A review of the Bylaws subsequent to the meeting indicates notice of the annual meeting is required not less than 20 nor more than 50 days prior to the meeting. There is no timing of notice requirements for board nominees contained in the Bylaws.

Margaret said that the restated bylaws would be emailed to all BOD members for a vote at the next meeting.

Mathias asked about term limitations for board members.

Alicia Moran (25 Rockwell Court) expressed concern about eliminating the older/superseded sections of the bylaws, which will make it hard to know when the bylaws were changed. Margaret said the condensed version would be the governing version, but older versions of the bylaws would be kept for historical/reference purposes.

Blue Pool

Ches said the HOA has received 15 refurbished lounge chairs for the Blue Pool. These chairs are blue and white. He asked if we have the funds to refurbish the Blue Pool house as planned and required by the reserve study. Margaret said we do have the funds for this purpose.

There was discussion among the BOD and the meeting attendees about purchasing more furniture for both pools. Margaret said this would have to wait until we see if unused funds can be repurposed to buy the furniture. The BOD would also like to see how well the refurbished furniture does and possibly do more furniture refurbishing if we have the funds. New furniture, which is commercial grade, is much more expensive than refurbishing existing furniture.

Tracy Gill (1397 Stonecreek Road) asked about storing the furniture in the bathhouses during the winter rather than shrink wrapping it as has been done in the past.

Amy Bennett (15 Winslow Court) asked about supplying water and putting a refrigerator and air conditioning in the office for the lifeguards. She also suggested investigating water delivery.

Mathias Capurro mentioned that there are new cracks in the shallow end of the Blue Pool.

Pool Ladder – Ches

Ches stated a longer ladder (i.e., one with 4 steps) has been requested to replace the 2-step ladder in the shallow end of the Green Pool. Margaret said we have a proposal for this ladder with a cost of \$675. The BOD will consider this replacement at a future meeting after evaluating the current pool expenditures and budget.

Old Business

Water retention/flooding in the rain garden in Belvedere Court is a continuing problem. The BOD has received a proposal to address this situation. Margaret stated that the proposed solution, which costs \$30,000, may not resolve the problem. The BOD should look at tying the drainage system that was installed in the rain garden into the storm water system rather than have the contractor redo the rain garden and drainage system. She would like consider replanting the rain garden and addressing maintenance of the current drainage system before implementing the new system proposed by the contractor.

Homeowner Concerns

Connor Chapman (3 Copley Court) asked about charging stations for electric vehicles. While he noted that this is something that doesn't have to be addressed immediately, it will take years to come up with a solution for charging electric vehicles in the community.

Amy Bennett (15 Winslow Court) asked about repainting parking spaces lines as they are hard to see. She asked if this is part of the proposed painting of the curbs to designate parking for cars with red decals and guest parking.

Adjournment

Loretta made a motion to adjourn the meeting. Margaret seconded the motion. The BOD voted to approve the motion. The meeting adjourned at 7:38 pm.

Respectfully submitted,

Christine Reilly
Secretary