

The Landings Homeowners Association
Board of Directors Meeting
Pip Moyer Recreation Center
January 15, 2025
Updated 3/19/25

Members Present: Tracie O'Brien (Baywest), Margaret McLemore, Laurie Mack, Jan Greene, Stan Ward
Members Absent: Loretta Lamar

Board

Loretta Lamar-President
Jan Greene-Vice President
Laurie Mack-Secretary
Margaret McLemore-Treasurer

Committees

Parking-Margaret McLemore, Stan Ward
Pool-Loretta Lamar, Stan Ward
Architecture-Margaret McLemore, Laurie Mack, Jan Greene
Landscape-Laurie Mack, Jan Greene
Snow-Loretta Lamar

Meeting Called to Order at 6:32 by Jan Greene

November minutes approved by all Board members present
December Budget Zoom Meeting minutes approved by all Board members present.

No Landscaping, Architecture, Pool, or Snow agenda items from Committee members.
The Parking Monitor company is no longer working for The Landings checking cars. Margaret brought up hiring an independent 1099 contractor who we would pay directly to do the job. The Landings rules state a vehicle in violation will be afforded three warnings and 24 hour notice to tow. The Landings Board can vote to change this to allow for quicker towing of vehicles in violation by the towing company.

The damaged grate behind 14 Rockwell will

1. Be secured (not repaired, just closed over so nobody falls in the hole)
2. Scoped on both lengths (upper above the grate and lower below the grate) to determine if the large tree needs to be removed.
3. GMC will do the new French drain/repairs once the viability of the drain is determined.

Yard Signs were discussed. Political Signs are allowed by State Law 30 days prior to an election and 7 days after an election. Article 8 Section 1C of the Declaration discusses what type of signs/decorations are allowed. It was discussed that there are quite a few "illegal" yard signs in the Landings and Tracie will send out an email to homeowners reminding them of the rules.

Stan Ward will be the point person for making sure the Landings BOD Website is easy to navigate and contains the correct information.

Homeowner Comments

Amanda Torres at 19 Hollyday Court will be renting out her townhouse in the next year and had some questions regarding that.

Samantha Faubert at 1250 Young's Farm Road had some questions and concerns about the legality of her sign. The bylaws rules on signs were not clear. The Board Clarified that signs are covered in the Declaration not the Bylaws. The bright yellow color of her sign was mentioned as perhaps being part of people's objection, not just the content of the sign's message.

Conor Chapman at 3 Copley asked about the feasibility of the Landings installing an electric vehicle charging station at one of the pool parking lots. Laurie will start looking into this option, HOA rules, tax credits etc. Mr. Chapman also asked about group rates for roof and window replacements etc, that is up to the homeowner and can be organized individually, not by the HOA.

Meeting Adjourned at 7:56pm