

The Landings Homeowners Association
Board of Directors Meeting Bay West Management Office
May 21, 2025

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

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

Under the rules of the Maryland Homeowner's Association Act 11B-111 (4) (vii) and the Association's Rules & Regulations for Due Process Procedures for Violations, a closed session of the BOD was held at the Bay West Management office building on May 21, 2025, at 6:00 pm to conduct a hearing of alleged violation.

Meeting called to order at 6:35 by Loretta Lamar.

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

Motion to approve the March Minutes was made by Loretta Lamar and seconded by Margaret McLemore. The motion was approved unanimously.

Committee Updates:

Landscaping: The Unity Garden was planted at the hill between 11-13 Copley and will hopefully help with the runoff. Laurie and Margaret are meeting with retired Landscape Architect Vernon Husted, who is putting together a blueprint of areas with draining issues and solutions to assist with further grant applications in the future.

Architecture: Only pre-approved applications such as roofs and door colors, nothing that needs to be discussed by the homeowners and board members.

Pool: Discussion about the need for the pool furniture and tables to be set up by board members and helpers by Saturday May 24th when the pool opens. The fire extinguishers need to be checked, fan and light repaired at the Blue Pool, Tracie will buy 4 new locks that are less difficult to use, the Health Department will do their inspection on Thursday May 22nd, the cleaners will be coming Thursday May 22nd, Margaret has purchased toilet paper, cleaning

supplies etc, Tracie will put together a cleaning checklist for the lifeguards, Adult Swim has been re-instated.

A request was made to have both pools open all day in the two weeks before school is out (11 days). The cost for keeping the green pool open all day on Fridays and the blue pool on weekdays in the two weeks before school is out is \$560 for the green pool and \$2800 for the blue pool, \$3,360 (total). The board thought this was too much money and rejected this request. The board approved having the lifeguards get to the pools 30 minutes prior to opening time for the full season (giving them 1/2 hour to clean, test and treat the water, and set up the pools) at a cost of \$1775 (total). An additional option provided by the pool company to open the blue pool every day for the full season, at a cost of \$20,300, was not approved.

Parking: There are still "training opportunities" with the parking company, who isn't issuing many violations and is missing stickers in places other than the back window. A suggestion was made to have them scan the license plates rather than the stickers.

Agenda Items:

Bank Accounts-establishing ICS funds. Money has not been shifted yet.

Landscape and Grounds: Latoya Lawrence at 10 Tiburon would like the branches trimmed from the tree in front of her house. Brady Tree Company is coming out tomorrow and will take care of that, along with removing the two dead trees in the circle on Tiburon Court and other items on the tree list.

Creek Erosion Project: The creek erosion project behind 1234 Young's Farm Road will cost approximately \$10,000-\$15,000 (sandbags) without labor. This will hopefully prevent further erosion until the Upland Truxton Cove Grant can repair the creekbed. Dave Miller can manage the project and supplies but does not have the manpower, and suggested asking out landscaping company C&S if they could do it.

Replanting Belvedere Raingarden: Laurie and Margaret are meeting with Vernon Husted and will ask his opinion on the type of plants to place in the raingarden to hopefully mitigate some of the water pooling there.

Repair of Fence behind #14 Tiburon. Tracie is going to contact Kenny about fixing the fence section that has fallen down, and perhaps extending the fence to prevent the area being used as a cut through.

Extended Pool Hours: see Pool report above.

Abandoned vehicles on Young's Farm Road will be addressed. An email will go out with information on the stolen vehicle to remind people to lock their cars.

The discarded metal fence left on Woodward was removed.

Stan has worked to streamline/update/clarify the website.

Signs in yards: Campaign Signs are allowed by State law 30 days before an election and 7 days after an election. County and City law allows campaign signs 60 days before an election. People can have their signs up starting July 16th.

Sunken water meter cover on Belvedere: Heidler put a cone over the water meter and will repair it.

Margaret made a motion to adjourn, seconded by Loretta, all voted in favor. The meeting adjourned at 7:48pm.

Next Meeting July 16th at 6:30pm at Pip Moyer Rec Center.