

The Landings Board of Directors Meeting
Pip Moyer Recreation Center
July 16th, 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

Meeting called to order at 6:32 by Loretta Lamar. Sorry for the terrible acoustics in the room.

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

March Violation Hearing Minutes approved. Motion made by Margaret, 2nd by Stan.
Minutes to May Board Meeting approved. Couldn't hear
May Violation Hearing Minutes approved. Couldn't hear

Financial

Account balance is \$137,000. Expenditures include finishing the pool renovation (reserves) which is now complete. Discussed additional action on the longest standing accounts in collection.

Margaret had some questions about bills for plumbing repairs. The charges were from the blockage in the blue pool house, repairs by Heidler on Tiburon (\$125) and Belvedere (\$2600 for water meter repair).

Margaret wanted clarification on why the copies/mailings line was so high, it was from the pool passes and violation mailings.

The reserve spending account will be used to replace the chain link fence at the kids pool at the blue pool house and sidewalk and curb repairs in Stonecreek and Copperwood,. The chain link fences at the tennis/pickleball courts do not need repair at the present time. Fence repair on Tiburon set for August.

Landscaping

Laurie and Margaret have identified trees in need of trimming/removal and Brady tree will be coming out in the next couple of weeks. Vernon Husted (retired landscape architect) will be

working on stormwater management plans for the Landings to make applying for future grants easier. The broken fence on Tiburon will be repaired in August. Tracie is waiting for the results of the creek survey. C&S is slowly working on overgrown areas in the neighborhood. Waiting for survey bid/quote for area next to Gemini, DNR may want to be involved if it is city land. Margaret received an estimate from Acteon for the damaged creek bed behind 1234 Young's Farm Road, estimate for materials and work \$18,000. The board chose the Coir Log option and Stan made the motion to approve with Jan seconding.

Architectural

5 requests have been made (new fence, roof replacement) with one pending. Latoya Lawrence at 10 Tiburon would like a security fence instead of the board on board and wishes the Architectural Guidelines to be changed. Her deck was approved. Margaret will look into that. The political sighs/yard sign violations have received letters and the majority of homeowners have complied.

Pool

The issue of smoking at the pool was brought up by several neighbors. Smoking is allowed in the Pool Rules. Banning smoking and vaping at the pool was discussed, both inside the pool area and 10 feet outside the gates. The change may need to be sent to homeowners for review before rules can be amended and filed at the depository. No smoking/vaping signs will be purchased for both pools. A professional cleaner will be hired to clean the pool bathrooms, weekly for the blue pool, monthly for the green pool. Loretta is purchasing an electric leaf blower to help the lifeguard keep the pool deck clean and bathroom floor clear of leaves. The question was brought up about the poolhouse floor being slippery, the floors were chosen specifically for the no slip surface. Homeowners present found the non-slip floor surface to be adequate and did not see a need for floor mats, which harbor bacteria.

Stan made a motion to identify the required process to amend the pool rules and move forward with adopting a no smoking/vaping policy for the pool and within 10 feet of the entrance. Margaret seconded and the motion was approved.

Snow

No update

Parking

A new monitor has been assigned by the parking company, replacing the prior monitor, who will be tagging cars 8 hours per week. Margaret and Stan wish to meet with the new monitor to explain rules and expectations. The two pickup trucks full of junk have been addressed with the homeowner who will discuss with her tenants. Continued violations will be tagged and towed if necessary. Stan suggested changing the parking rules to reduce the number of warnings from 3 to 2 warnings prior to towing vehicles in violation. The board agreed. In order to implement the change a draft of the new rules must be sent to homeowners with a notice of the meeting for comment. Following comment, the board must approve any changes by a 2/3 majority. Stan

made a motion to proceed with steps to amend the rules, Margaret seconded and the motion passed unanimously.

Website

Stan has cleaned up and updated the website. Thank You Stan!

Agenda Items

- Tracie has purchased new easier to use locks for both swimming pools.
- The board/homeowners decided to stick with 2 dumpsters per year for now. The question was raised about seeing if the trash company could consolidate one of the trash/recycling days so there are only two pick up days, one for strictly trash and one for trash/recycling. Tracie will get a new Recycling information sheet to distribute to homeowners.
- The issue of the bamboo at Belvedere, Hesselius, and Tiburon will be re-addressed. Laurie will be meeting with C&S to discuss further removal on Belvedere.
- Margaret will put together a budget to address the periodic maintenance of french drains, manholes, lot striping, storm water grates etc.
- A "Welcome Packet" will be put together for new homeowners containing information on how to obtain pool and parking passes, trash days, signing up for Cinc/bill pay etc.
- The removal of the rest of the green curbs, repainting over former guest spots, creating a red "no park" zone in the right turn lane on Young's Farm Road by the light on Forest was discussed. Subsequent to the meeting, the board confirmed that the right lane exiting Youngs Farm Rd onto Forest Drive is already a red no parking zone.
- A homeowner requested that the use of red lights on porches be used to reduce swarming insects and protect bird migration patterns. Board approved.

Homeowner Comments

Latoya Lawrence wishes to install a privacy fence, see Architectural section for information. Guidelines will need to be amended.

Meeting adjourned at 7:45, called by Stan, Seconded by Jan.

The next meeting is scheduled for September 17th @ 6:30pm at Pip Moyer Recreation Center