

The Landings Board of Directors Meeting
Pip Moyer Recreation Center
September 17, 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 by Loretta Lamar at 6:31pm.

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

July 16th Minutes approved. 1st Stan Ward, 2nd Jan Greene.

Treasurer's Report: Margaret McLemore

- The PNC Bank CD will be finishing up the term and the funds should be moved to the Axos account.
- Margaret asked Tracie about the status of the Audit Report, which was paid in July. Tracie will look into it.
- The Board would like to identify people who pay their HOA dues online so the need for the coupon book can be eliminated for those people. An option for the people who still require coupons would be a single sheet mailing. Tracie will look into this.
- On the Landings Budget sheet: move the second half of the Creek project payment to the same expense account as the first half payment.
- The expenses are \$20,000 over budget, which will be reduced by \$10,000 when the Pool budget catches up to payments issued. Overage is due to the \$18,000 repair of the creek bed.

New Business

The dumpster will be scheduled the weekend of October 18th-19th.

Landscaping: Laurie Mack

The C&S estimate for bamboo removal at Belvedere Court and Tiburon Court includes manual removal and follow up with Tordon. There will be a maintenance plan put in place to prevent further spread of the bamboo. Motion to approve Stan 1st and Jan 2nd.

- C&S will plant the trees we currently have. Two redbuds on Rockwell, River birch in the area between Peale and Woodward, and the Chinquapin Oak over in the spot by the pickleball courts. Laurie will look into getting a few canopy trees to satisfy the requirements of the City Arborist to balance the removal of the tree over by the bridge.
- Rockwell Island project will be implemented by C&S, clearing out old plantings and adding the redbuds.

Completed Projects: Laurie Mack

- The area by the creek/bridge was cleared of overgrown vegetation.
- The collapsing creek wall behind 1234 Young's Farm Road was repaired.

Architectural Approvals: Laurie Mack and Margaret McLemore

- Approvals include 5 roofs, 3 sidings, misc home repair projects.
- Latoya Lawrence is still interested in a privacy fence, which has not been approved. The Architecture committee will look into other acceptable options. Unfortunately there are fences in the neighborhood which have been put up possibly without Board approval which makes enforcing compliance difficult. Both the style of the fence and stain on the fence are not compliant. It would be a major task to go back through the records and see if the non-compliant fences were approved or not.
- Real estate valuation practices point to the "principle of conformity" which indicates consistency in appearance increases property values.
- Connor Chapman asked about installing a spiral staircase on his back deck. Possibilities include wood and metal. He will check the available products to see if this is even an option and go from there.

Misc Items

- The recent survey in the area between Gemini and Youngs Farm Court has been completed by McCrone, The survey indicates that #14 and #12 Young's Farm Court's properties extend much closer to Gemini than previously believed and the tree that fell came from the #12 Young's Farm Court property. Margaret and Stan are planning on walking the site and determining what area needs to be cleared out by the Landings.
- The Pickleball and Tennis Courts should be receiving annual maintenance including filling cracks, powerwashing, weeding, cleaning. The color coat is budgeted from the Reserve Fund to be done every 5 years.

- Election process: A new law takes effect October 1, 2025, requiring HOA elections to be administered by an independent party. The HOA may retain a third party vendor or use a commercial technology platform (online voting). Bay West advised there is an online voting utility add-on to the existing CINC system that could be used. Tracie provided answer to questions about the system that were raised by board members prior to the meeting. Stan proposes a paper ballot system as it is more secure than an electronic system. If the election goes through CINC that will still be through Bay West and will not be compliant with the new Law. Stan pointed out that some residents do not have online capability and will not be able to vote electronically, and everyone should have access to voting. Approximately 30-40 people vote in each election, out of 288 homes. The board discussed options for a third party administrator including the HOA's attorney or accountant, which would likely be costly. To comply with the new law the ballots will need to be mailed by and delivered to the 3rd party for counting. The third party will need to attend the annual meeting to tally votes cast at the meeting and to announce results. Margaret suggested a local independent bookkeeper who does work for small businesses and non-profit organizations, Hilary Hollis Trujillo. The board agreed to engage her, if she is available. Stan and Margaret will be work on arranging for the third party.

Parking: Margaret McLemore

- Parking rules have been translated into Spanish.
- Margaret will check the guest spots on Rockwell Court to ensure they are designated as approved last year.
- The parking monitor company is not working out. There is a need for more discussion regarding a workable solution for the parking problem.

Pool

- The No Smoking/Vaping rule was approved. Margaret 1st, Stan 2nd. There will be no smoking/vaping inside the pool or within 10 feet of the entrance.
- The baby pool fence estimate from GMC was \$4000 to replace the fence, including the posts and gate. The Reserve Study (2022) budgeted the replacement of the fence at \$832. Fence and Deck connection will not do work for less than \$1500. Margaret questioned whether the whole thing needs to be replaced, involving cutting the posts at grade, setting new posts in the concrete pool deck and repair patching the concrete. Tracie will look for a handyman who can do the repairs for less, possibly replacing only the fencing and gate and preserving the posts.

Misc

- The dog poop station along the nature walk needs to be repaired as it is leaning over.

Open Forum

- Samantha Faubert stated she does not understand the definition of a “sign” regarding her violation and fines and may want to consider neighborhood mediation.
- Latoya Lawrence is interested in organizing a neighborhood party.
- Connor Chapman is interested in electric charging stations and will email the board the information on grants to install the stations.

Meeting called to adjourn at 7:57 by Loretta, seconded by Jan.

Next meeting is the Annual Members’ Meeting on October 15th at 6:30 at Pip Moyer.