

The Landings HOA Annual Members Meeting  
Pip Moyer Recreation Center  
October 15, 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).

The minutes from the October 16, 2024 Annual Members Meeting were approved.

Hilary Trujillo and resident Caitlin Jandegian left the room to count the board election ballots.

President's Annual Report included:

Blue pool house renovation completed

Website overhaul completed

Survey of boundary along Gemini and rear of 8-14 Youngs Farm Court completed

Stream stabilization at rear of 1232-1234 Youngs Farm Road completed

Pool tables, umbrellas, loungers repaired/refurbished as well as new furniture

Morning pool shift includes time for the lifeguard to clean and prepare for on-time opening

No smoking/vaping added to current pool rules

Rockwell Island replanting (replacement reserve component)

Escalation of abandoned property-17 Rockwell and 7 Landings

Bamboo eval and removal at Tiburon and Belvedere and possibly Hesselius

New parking monitor company hired

Parking Spot evaluation and new designated spots

End of September operating cash on hand \$115,988 and the reserve is \$624,000. Accounts receivable is \$92,000.

Currently over budget by approximately \$10,000, due to unbudgeted \$18,000 creek wall repair behind 1232-1234 Young's Farm Road.

The Parking Monitor is not performing at all and Stan has no confidence in the situation being rectified so Stan moved to fire the Parking company with Margaret seconding, all board members in favor. Rod Houston mentioned that off duty Police officers are an option.

The possibility of consolidating trash pickup in the townhomes was brought up to save money. Tracie is in the process of obtaining a quote for once a week trash and once a week recycling (which we have now) pickup. Lenka Capurro believes this is a bad idea, especially in Painter's Hill with the large amount of rentals and number of trash cans left out all week. Samantha Faubert and Caitlin Jandegian mentioned their cans not being emptied completely, which Tracie will bring up to the trash company.

Mr. Capurro wants Google to remove The Landings from Google street view maps because it shows all the trash cans.

Margaret suggested that waiting a year between annual member meetings to ratify and publish minutes is not optimal and advised that the membership could delegate the approval of the minutes to the board. Members would still have the ability to amend minutes at the next members meeting. Loretta calls to allow the board to ratify the minutes from the annual members meeting so it doesn't take a year. Margaret seconded. Changes will be made and ratified at the next Board Meeting.

Mr. Capurro demands Jan Greene clean up her front yard and do something about the bags of mulch sitting there. He also believes her garden is too large and demands she "give us our land back." He stated he has reviewed the community plats and believes each townhome's property extends 5 feet in front of the house. Margaret advised that the property lines are not uniform in front of each home and said she would confirm, but 5 feet sounded incorrect. The board later reviewed the plats and confirmed Mr. Capurro's view is not correct, property lines vary in distance from the front of homes and are generally 10 feet from the front wall.

Mr. Capurro also demands The Landings change management companies and wants a survey sent out to homeowners regarding this matter.

Lenka Capurro couldn't understand why it is taking so long to take care of 17 Woodward Court. She initiated no action to increase collection efforts on the property during her recent 2 years of service on the board. Margaret explained our collections firm does not handle foreclosures, she initiated a transfer to a different law firm late 2024 and the process has been following the legally required time frames since then. Stan explained the process requires specific waiting periods between actions. The foreclosure was filed last month, the house will be foreclosed and put up for auction.

The Architectural Guidelines will be reviewed regarding the approval of a privacy/stockade type fence.

Shirley Kirby mentioned that the Green Pool was not being kept clean and was not available for use sometime in the late summer. The board received no reports of the pool being unavailable during scheduled opening times.

2026 Board of Directors

Jan Greene – Painter’s Hill

Loretta Lamar - Copperwood

LaToya Lawrence – At Large

Laurie Mack - Copperwood

Margaret McLemore - Stonecreek

Stan Ward – Painter’s Hill

Open/Unfilled - Stonecreek

There will be an organizational meeting on October 28th, 2025 at 6:00pm for the Board of Directors to establish positions, determine the 2026 schedule and other items. The meeting is public and will be held at the Bay West Management office 2530 Riva Road.

Meeting adjourned at 7:26pm.