

The Landings Board of Directors Organizational Meeting
Bay West Management, 2530 Riva Road
October 28, 2025

2026 Board of Directors

Loretta Lamar-President
Jan Greene-Vice President
Stan Ward-Secretary
Margaret McLemore-Treasurer

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

Meeting started at 6:00pm

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

Laurie is going to ask C&S to plant the dogwood tree over by the nature path, and the 6 other trees we are getting free from the city for Arbor Day.

Tracie is still working on getting a quote for once-a-week trash pick-up. Pros include a reduced cost for once a week trash and recycle pick up and hopefully less cans left out. Cons include more trash piling up from multi-family units. MBG has offered a proposal to renew the current contract service at an increase of 10%, fixed for 3 years. The current 3-year contract term ends in March 2026.

Pool issues. The furniture was stacked in a disorganized manner in the pool house and it will be difficult to assess what tables, chairs, and loungers need to be repaired. Bay West did not supervise or instruct the pool management company regarding the furniture storage. The movement/storage of the furniture is not included in the pool management contract. The original proposed 2026 Pool contract renewal did not include the 30 minutes daily staffing prior to opening to prepare the pool and facilities (added in May 2025) and the renewal clause in the contract was not updated with accurate dates for the new contract period. Tracie requested an update. The updated proposed 2026 Pool Contract included the extra ½ hour added in the detailed daily staffing hours, but the total hours increased by 6 hours per week, not 3.5 hours per week. Tracie will follow up for a revision. The most recent proposal is a more than 10% increase over 2025, however, most (7%) of that is due to an additional week of pool operation in 2026 vs 2025 based on when Memorial Day and Labor Day fall in the calendar (season is 108 days vs. 101 days).

Residents have in previous years requested the pool be opened at 11:00am instead of 4:00pm for the last week between Memorial Day and school ending and Labor Day and school starting. The question was raised how many people would actually be using the pool then. Based on the expected usage, the board decided the additional cost (quoted at \$2,800 in 2025) was not warranted.

Margaret has a list of the pool furniture (chairs, loungers, tables, and umbrellas) that need to be repaired and/or refurbished. Stan would like to re-evaluate the necessity of the repair/refurbishment, the Green Pool is more lightly used, and the chairs/loungers in the Blue Pool are not always all being used. Margaret will quantify furniture by color & location to determine cost for each pool. Additional tables/umbrellas are needed, but the green pool likely does not require additional furniture refurbishment in 2026.

The Baby Pool fence gate at the Blue Pool is rusted through and needs to be replaced. It and the baby pool fence are slated to be replaced in the reserve study, which has \$800 budgeted for that project. The lowest estimate was Fence and Deck Connection for \$3200 to replace the top rail, gate, and grate, but leave existing fence posts. The Board agreed to accept the Fence and Deck bid.

Loretta proposed waiving the Homeowner Dues late fee for any Federal Government employee who has been furloughed. The Board agrees. The homeowner will need to request the fee waiver and provide proof of Federal Government employment.

Jan mentioned a neighbor being interested in a Little Free Food Bank. Laurie was thinking about doing another Food Drive as the last one was so successful and will start looking into that idea.

Reserve Study - The curb/gutter/barrier (islands in the courts) were scheduled for repair in Copperwood in 2024 (deferred) and Stonecreek in 2026. Concrete flatwork (sidewalks) for the entire community are scheduled for 2026. Tracie will contact a contractor to evaluate and get a quote for this, as well as repainting the curbs/lines in Copperwood and Stonecreek.

Stan would like to continue investigating the possibility of placing an electric car charging station in The Landings. The best option would be one (double) station at the Blue Pool parking lot, followed by the Green Pool as the budget allows. The cost ranges from \$3000-\$12,000 and falls under Capital Improvement. We will need to check with the Accountant for the correct method of budgeting for initial installation. The board agrees this is worth looking into. Margaret would like to include completing the blue pool furniture refurbishment and relining parking spaces in Copperwood in the 2026 budget. There is no 2026 increase in the C&S Landscaping Contract. All agree we do not want to increase assessments.

Protos Security was interviewed for the parking monitor position. Off duty Police Officers will monitor and ticket unauthorized vehicles. It is very expensive at \$92/hour. Tracie will email the Board the estimate and details.

2026 Board of Directors

Jan Green – Painter's Hill

Loretta Lamar - Copperwood

LaToya Lawrence – At Large

Laurie Mack - Copperwood

Margaret McLemore - Stonecreek

Stan Ward – Painter's Hill

Open/Unfilled - Stonecreek

2026 Board meetings will be held in January, March, May, July, September, October, and November

Meeting adjourned at 7:26pm