

The Landings HOA Board Meeting
Pip Moyer Recreation Center
March 25, 2026

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

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

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

Loretta Lamar called the meeting to order at 6:34 pm.

Margaret made a motion to approve the minutes of the January 21 board meeting. Laurie seconded the motion, and it passed unanimously.

Margaret made a financial report to the board. She reported that due to the winter storms, the association’s entire annual snow budget of \$10,000 had been spent, along with \$36,000 from the snow reserve fund. There is about \$20,000 left in the snow reserve fund. Laurie said the snow removal contractor did a good job. Jan said the contractor should not pile snow in parking spaces so people can’t use them for months. Loretta said the snow removal contractor for the Saltaire community dumped snow on the sidewalk on Gemini Drive. Loretta asked Tracie to contact Saltaire ask them to please not do that again. Margaret had questions for Tracie regarding the balance sheet. Margaret asked Tracie to develop a better process to catch errors before the financials are sent out. There shouldn’t be so many mistakes that Margaret has to catch.

Laurie made a report for the landscaping committee. She said that the roots of the tree at 7 Peale are growing into the neighbor’s sewer pipe and causing plumbing problems. Homeowner Carlo Carpenter of 7 Peale was at the meeting and explained the situation from his perspective. The plumbing contractor Heidler doesn’t think the tree needs to be removed. Ballard Tree will come out and inspect the tree. One possible solution is a subterranean barrier to block the roots from growing toward the home.

Homeowner Sherry Galloway of 15 Woodward Court said Heidler has not been out to service the sewer line recently. Tracie will follow up.

Jan asked that the landscaper not cut the crepe myrtles back too far. She also noted that no mulch had been laid down yet. She would like the landscapers to come out and do that as soon as possible.

Margaret reported for the architecture committee. Fence and roof replacements have been approved. The board would like to remind homeowners to clean up their yards in the spring.

Regarding the pool, the pool furniture refurbishment project is moving forward. The furniture will be put out for pickup soon. The funding will come from the reserves. The Painters Hill pool will get some tables and umbrellas this year. Stan said he would like to keep the pool pass fee the same this year as last year. The board agreed. Some bills for pool supplies that were used last year are being paid now. Carlo Carpenter of 7 Peale asked about opening up the Painters Hill pool on more weekdays. Loretta said that would not be economical, because the level of use doesn't justify it.

Regarding parking, the board discussed the proposed parking monitor contract with Protos Security. Margaret would like to contract for two 3-hour shifts a week rather than two 4-hour shifts if possible. The board plans to review the contract and follow up with Protos with any questions. Stan said he has confidence in Protos and would like to move forward with a contract with Protos as soon as possible.

Stan asked the board members how they like using the Microsoft Outlook email system. Everyone agreed it is a major improvement over the old defective InMotion email system. Stan said the board may want to try using Microsoft Teams as well in the future.

Lotoya discussed her community involvement proposal. The proposal includes various volunteer activities, including a pool party, neighbors helping seniors, and neighbors helping neighbors with snow removal. Lotoya's goal is to bring people together. Jan said there used to be a pool opening party that was popular. Another idea is to publicize the food trucks when they are in the community. Loretta suggested sending out a call for volunteers to see who is willing to help organize these activities.

The board heard homeowner comments. Carlo Carpenter of 7 Peale had concerns that there were large piles of garbage left out on trash day, including loose items. The community guidelines require that trash be placed in a proper receptacle or in heavy black plastic bags. Trash or recycling bins also can't be stored in front of the home. Tracie will remind homeowners of these rules. Phil Gallagher of 5 Belvedere asked when the bulk trash pickup would be. The board decided that the dumpsters likely would be out from May 1 to May 4. The community yard sale will be on May 2.

Latoya made a motion to adjourn, which was seconded by Stan. The motion passed unanimously, and the meeting ended at 7:40 p.m.