

The Landings HOA Board Meeting
Pip Moyer Recreation Center
July 15, 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, Tracie O’Brien (Bay West Management)

Loretta Lamar called the meeting to order at 6:33 pm.

Margaret made a motion to approve the minutes of the May 20 board meeting. Stan seconded the motion, and it passed unanimously.

Margaret made a financial report to the board. The association is running favorable to the budget for the month and the year. We are over budget for plumbing, which is the only substantial overage. We are budgeted for \$10,000 for plumbing, but we have already spent \$15,000. There is money in the reserves for plumbing work, which is scheduled for 2027. The reserve study will be revised next year. Cameras are supposed to be run through the sewer mains every three years, which is part of the evaluation of what work needs to be done. We are under budget for tree trimming, but cleaning up the big tree that fell on Rockwell cost \$2,500. Tracie recommended possibly purchasing a CD with money that isn’t required for short term needs. Margaret said five accounts came out of collections in the past month. We are trying some creative approaches on difficult accounts. Several vacant homes on Landings Court will hopefully be occupied soon. The sale of 17 Woodward to a new owner is moving forward.

Laurie gave a report for the landscaping committee. There have been some difficulties because the landscaping company was short staffed due to federal delays in getting visas for workers. The landscaper, Ruppert, is still trying to catch up and hasn’t gotten to some work. The tree at 7 Peale was removed because the roots were causing plumbing problems

for the homeowner. Board members will be meeting with Brady Tree about trimming branches. We are still waiting on an estimate for removing bamboo, especially the bamboo on Youngs Farm Road near Hesselius Court. Our goal is to get rid of bamboo in the community. Sherry Galloway of 15 Woodward Court raised a concern about erosion between 15 and 17 Woodward Court. Jan raised a concern about a pine tree on Rockwell Court that appears to be in distress and should potentially be considered for removal. There are invasive lanternflies all over. Laurie opposes spraying to kill the lanternflies because it's bad for the environment. She said it's too late to get rid of lanternflies in Maryland. We are removing several trees of heaven, which host lanternflies.

Loretta reported that the architecture committee has approved roofs and a few other things. The board approved a modification to Margaret's fence. Margaret abstained from the vote on her fence.

Stan made a report for the pool committee. There have been some issues with the performance of the pool company, such as the guards not always being attentive or failing to check pool passes. We have raised these concerns with the pool company and we hope they will be addressed. Stan proposed several ideas for discussion by the board and the homeowners present. In 2027, the community could adopt electronic pool passes, or do away with pool passes and pool fees altogether. The current process is somewhat cumbersome for homeowners and Bay West, due to the need to mail payments and pool passes or complete transactions in person. Loretta opposed these ideas because she doesn't see the current process as cumbersome. She was concerned that if there are no passes, non-residents could use the pool, which raises liability concerns. Stan explained that people would still have to sign in and show ID, which would prevent non-residents from using the pool. Tracie said the pool pass process is somewhat inconvenient to manage for people who apply later in the summer. Stan said that he's open to an electronic pass system so long as no one is required to bring their cell phones to the pool to sign in. There is a significant risk of cell phones being damaged by water, stolen, or lost if they are brought to the pool. Margaret explained that the Community Boss company we contract with for parking management can also issue electronic pool passes. There is an option for the electronic passes to be plastic cards so that people would not have to bring their cell phones to the pool. Some homeowners were concerned that checking passes is a distraction for the guard. Karla McMahon of 12 Landings Court said that Anchor was a better pool company and that we should look into hiring them instead of the current company. Margaret said the pool passes raise about \$6,000 of revenue annually. If we do away with the fees, that money will have to be found elsewhere. Operating the pool costs far more than \$6,000 annually. Jan said that she feels there should be some extra cost for people who use the pool. There are 123 households that currently have pool passes. The

general view of the board members and the homeowners present was that they would like to keep the pool passes and fees and look into the possibility of electronic passes next summer.

Stan made a report for the parking committee. The contract with Protos Security for parking monitoring has been signed. Stan and Margaret will meet with the Protos subcontractor the next day to discuss how the work will be done. The new monitor will be on the job next week. Some homeowners noted that the parking decals on vehicles are deteriorating. Margaret explained that the parking monitor doesn't have to scan the decal, they can scan the license plate to determine a vehicle's registration status. Lynette Nick of Rockwell Court raised a concern about a work truck parked on Youngs Farm Road near Rockwell Court that is in violation of parking rules and also is obstructing the view when turning out of Rockwell Court. Stan said that the parking monitor will be instructed to issue violations to work trucks.

Stan reported that the community website is up to date. New announcements are being added as appropriate and meeting minutes are posted as they are approved.

Stan proposed a new bulk trash pickup process for the townhomes. Currently, large trash items have to be taken to the dump by the townhome residents themselves, the townhome residents have to hire a trash removal service, or the townhome residents use the community dumpsters that are provided by the HOA twice a year. Stan proposed a new process with curbside pickup of up to two reasonably-sized bulk trash items per household, three times a year. This would replace the dumpsters, which tend to get overfilled, and would be more convenient for townhome residents. Margaret explained that the city of Annapolis already provides a similar service for Stonecreek residents. Jan said that the community used to provide curbside pickup of bulk trash items for the townhomes twice a year. The consensus of the board was to try out curbside pickup of bulk trash for the townhomes on a set day this fall instead of using the dumpsters.

Tracie raised the issue of using an electronic voting system for the board's next election in the fall instead of paper ballots. She said electronic voting is convenient and secure. Stan opposes electronic voting because it is not secure according to experts who have studied it, including the National Academy of Sciences. Stan is also concerned that residents who are not online or who are less computer savvy will be excluded from the process. Stan stated that the current paper ballot voting system is proven and works well and should be retained. The board will consider the issue and make a decision at a later date.

Loretta adjourned the meeting at 7:44 pm.