The Landings HOA Board Meeting
Pip Moyer Recreation Center
September 16, 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

Under the Maryland Homeowners Association Act § 11B-111(4)(iv), a closed session of the board was held at Pip Moyer Recreation Center on September 16, 2026, at 6:21 pm to discuss legal matters and individual homeowner assessment accounts.

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

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

Stan made a motion to approve the minutes of the July 15 board meeting. Margaret seconded the motion, and it passed unanimously.

Margaret made a financial report to the board. She said the association is running $11,000 favorable to the budget overall. The association's legal fees were recovered in the foreclosure on 17 Woodward. Costs for trash collection are below the budgeted amount. Landscaping is less than budgeted outside of the normal contract expenses. Plumbing costs are above budget because of the problem on Belvedere. Tree trimming is a little over budget because the big tree that fell on Rockwell and the removal of the tree on Peale.

Tracie made a report to the board on ownership and responsibility for maintenance of the community's water infrastructure, as requested by Stan. The Landings owns all the water infrastructure for the community except the water meters. The community never turned over the easements for the water infrastructure to the city. The community owns the water lines. Tom O'Brien will be at the board meeting next month and he will explain in more depth. Margaret said that in the past, developers sometimes retained ownership of the

water infrastructure, to avoid having to pay fees up front. This put the responsibility for maintenance of the water infrastructure on future homeowners. It is possible to turn over the water infrastructure to the City of Annapolis. Another community did so. The defective water meter vault on Hesselius was repaired. Stan asked for clarification about whether the community owns the water delivery pipes as well as the sewer pipes. He noted the recent incidents with the water delivery pipes, including the defective vault on Hesselius and the overflow on Rockwell. Tracie said that the city says the community is responsible for everything except the water meters, including the water delivery pipes. Bay West will conduct further research and report back to the board.

The board took up the issue of sidewalk repairs. The cost of is significant, over $56,000. This is a reserve expense. It is fairly close to the estimate in the reserve study of $55,000. The board agreed this is a reasonable proposal. It was approved unanimously.

The board took up the issue of investing some of the association's funds in CDs. Margaret proposed investing $200,000 in the paint reserve fund in a 6–month CD. She also proposed investing $200,000 from the general reserves in a 6–month CD. The board discussed what the reserve study projects for expenses in the next year. The board agreed that the association is unlikely to need more than $250,000 from the reserves in the first few months of next year. The proposal to invest the funds in CDs was approved unanimously.

The board discussed a proposal to clean out a stormwater drain at the pool. Margaret said she doesn't think the pool drain project needs to be done right now. The board agreed. There was discussion of the pool furniture that Criterion will be picking up. The board decided to shrink wrap the pool furniture for storage. There was also discussion of the need to renovate the baby pool in the future because the bottom is rough.

Stan updated the board on the parking monitor. He said the monitor has been doing a good job. The work is being done by a subcontractor of Protos Security, Leone Protective Services. They have completed every assigned shift. Abu Sulaiman, the owner of the company, has been accessible and responsive. Stan and Margaret worked with Mr. Sulaiman and the individual monitors to explain the rules and procedures, including how to use the community's parking enforcement system, Parking Boss. The monitors have become steadily more proficient at applying the rules and procedures and using Parking Boss. Margaret agreed with Stan's report.

Luarie was out of town, but provided the following report via email for the landscaping committee. The large tree on Peale Court was removed to due to the roots entering the neighbor's plumbing. A large tree on Rockwell fell. The large tree in front of 27 Rockwell was trimmed, and trees along the nature path were cut back or removed. Trees of heaven along

the nature path were removed. The elderberry tree behind the pickleball courts was cut back further. The stump cannot be removed without taking out part of the fence and fencepost. The homeowner is not ready to replace the fence. He will contact the association three weeks ahead of time so that the tree removal occurs on the same day the new fence is put up.

Laurie and Margaret met with Ruppert Landscaping on August 20 to discuss areas of concern. Quite a bit of information was missed with the transfer of the property from C&S to Ruppert. The following areas or tasks were missed and will be addressed or have been addressed already:

- The Islands in Landings Court, Young's Farm Court, and Stonecreek Road;
- The area along Gemini behind Young's Farm Court;
- Woodline control behind the townhomes, areas adjacent to the townhome end units, and various shrubs in townhome yards; and
- Complete cleaning up of the path to Clocktower.

Special projects include:

- The overgrown area behind 26-32 Rockwell, completed on 27 August;
- The ivy overgrowth behind 47 Rockwell (an estimate is pending for this); and
- The overgrowth along the nature path, which will be cleared this fall and added to the maintenance list until the stream restoration takes place.

Luarie hopes that we can keep areas clear of overgrowth so we do not need additional "special projects" in the future. Laurie would like to set up some sort of maintenance schedule for trimming or thinning the large trees in the neighborhood. Brady Tree had some recommendations for this. Laurie thanks everyone for their understanding regarding the landscaping this year. The visa situation for the annual workers, the transfer from C&S to Ruppert, and the foreman responsible for our community being out for months after a surgery made this a challenging summer. The bamboo removal project will be completed soon.

Loretta reported for the architectural committee. The committee has approved fences, painting, roofs, and patios, among other projects. 17 Woodward is being fixed up by a new owner.

The board and some residents were not satisfied with the performance of the pool management contractor this year. For next year, the association will solicit bids for the pool management contract from Anchor and Chesapeake and possibly other companies. The board will also consider moving to an electronic pool pass system next year.

Stan reported that the association's website is up to date. He posted the photo from the association's August 12 happy hour. All the information about the pool has been taken off the website because the pool is closed for the season.

Judith O'Hara and Sean Snedden of 1394 Stonecreek offered to help organize community activities such as holiday celebrations and movie nights.

Tracie asked the board if it would like to conduct the next board election by Internet voting or paper ballots. Stan reiterated his preference for paper ballots. The board agreed.

Tracie asked the board about work that needs to be done on the sewer line on Belvedere Court. The more expensive option involves cutting through the street, which would cost $58,000. Installing a fiberglass liner would cost $32,000. Stan asked how much money is in the reserve study for sewer repairs and whether the association could afford to spend so much on one project. He asked if the association could afford a similar repair elsewhere in the community in the future. Margaret said the reserve study has $65,000 for sewer repairs in 2029. Stan said he was not comfortable making a decision on the project yet. The board decided to ask for more information from the plumbing company, Heidler, and make a decision at the next board meeting.

Stan made a motion to adjourn the meeting at 7:54 pm. It was seconded by Jan, and it passed unanimously.