

The Landings HOA

Quarterly Meeting 1

Date of Meeting: March 1, 2022

Time of Meeting: 6:00-7:00 p.m.

Place of Meeting: Community Room, Georgetown Police Department

1. Purpose of Meeting

To answer questions and collect concerns from homeowners

2. Attendance

3 Board Members (Eric Legear, Chris Worrell, and Hagan Hill), 4 Committee Chairs (Judy Littleton, Krista Stanley, Lisa Ramirez, and Ryan Ramirez), and 47 individual homeowners

3. Meeting Notes, Decisions, Issues

The meeting began promptly at 6:00 p.m. After introductions, Hagan began with the PowerPoint presentation. The agenda for the meeting was on slide #2. It was announced that the PowerPoint will be posted for reference.

After the presentation, homeowners began asking clarifying questions.

The first questions related to the common areas behind the homes mostly on McIntosh Park. Many expressed that they were unaware of the area and what it contains. Many that live along that side noted that they were maintaining some of the land and wanted to be asked about the maintenance prior to the beginning of the contract. Hagan agreed to work with each; however, he was bound by what may be a liability issue. Other questions related as to what to do with the area. Eric related that currently it was just to get it safe, to fix the broken dam, to address the mosquitos, farm pond vs. retention pond, etc. After that, the Board would be back with the HOA members as to next steps in the future.

Other questions around the common area related to the construction on the far side (Wright Home Properties – Brittany Lane and Kyra Bryn Cove specifically). Eric noted that “cease and desist” letters were sent. These letters were, at minimum, the third contact that they were using property not belonging to them. Eric also noted that the construction from Wright Homes had caused the backup of the water and the dam failure. They are addressing this with the City of Georgetown, the local Planning Commission, and with Wright Homes.

The next questions related to the “grandfathering” of the structures that were already erected. All the board members noted that they were not going to be in the process of policing the neighborhoods and taking “inventory” of what was already built. They did note that from March 1, 2022, all new structures would need to go through the HOA.

The next questions were on the specifics from the budget. Many questioned the Management Reserve and the carryover funds. Several expressed concern that this was excessive and needed to be reconsidered. The Board noted that the budget was fluid as they did not have a baseline for the costs. All they had tied to a contract was the insurance and the landscaping. The Board agreed to meet and reassess the budget, trimming as available, and representing it to the homeowners. A suggestion was made that half of the assessment be paid in April with the remainder in October once the reassessment is completed. The Board stated that the reassessment of the budget would be completed before the end of March (30 days).

Other questions included the increase in coyotes, the two Ball Home lots, and the signage off Oxford. The Board agreed that the coyotes have increased, mostly from their habitat being disturbed across Cynthiana Road with new construction. They were going to check with Animal Control on what specifically homeowners could do in the meantime. The two empty plots Ball Homes still have at the end of Travis are not being maintained. The Board agreed this was an issue that has been addressed with Ball Homes and will be again. They planned on asking their landscaper to see if possible, to cut, working out liability issues first. The Pleasant Valley signage and the median on Schneider Road off Oxford belong to Spicewood Development and Palumbo Lumber. The Board agreed to contact them about maintenance. They also agreed to discuss with the city the installation of streetlights and the reinstalment of the no parking signs along McIntosh Park.

The meeting adjourned promptly at 7:00 p.m.

4. Action Items

1. Future use of common areas – long term project
2. Dam repair – long term project
3. Re-evaluation and reassessment of budget items – short term project
4. Coyote problem with Animal Control – short term project
5. Maintenance of two plots on Travis – short term project
6. Maintenance of Schneider signage – short term project

7. Streetlights and no parking signs – short term project

5. New Items

none at this time