

The Landings HOA

Semi-Annual HOA Meeting

Date of Meeting: Wednesday, March 27, 2024

Time of Meeting: 7:00 p.m.

Place of Meeting: Georgetown Police Department Committee Room

1. Purpose of Meeting

To provide an update to HOA membership

2. Attendance

Board Members/Officers (Judy Littleton, Eric Legear, Krista Stanley, Kent Neukam) 8 additional members

3. Meeting Notes, Decisions, Issues

1. Judy welcomed those in attendance and reviewed the agenda.
2. Eric provided an update on the budget with the first quarter expenditures. The contract with the previous lawn care company has been fully paid as well as filing taxes for three previous years.
3. Discussion of the new landscaping company was reviewed. The board selected Mark's Lawn Maintenance after receiving several bids. Most bids were about the same but chose Mark's after a discussion with them. One mowing has been completed. Lawn and home maintenance was reviewed, reminding all that with spring approaching, this is the time to clean the algae from siding (before it does damage to the interior of homes), to clean up any trash that has collected during

the winter along sides of houses, to remove any trailers or equipment that is in driveways, and to work on weed/dandelion control in yards. Friendly reminders will be sent to homeowners soon with violation letters to follow.

4. The process to do external remodeling was reviewed. If a homeowner plans on doing any major external remodeling (e.g., extending driveways, adding solar panels, deck reconfigurations), a quick and easy form is available on the HOA website. This needs to be completed prior to beginning the remodeling. Turnaround time is most often a couple of days.
5. A reminder that assessments are due on April 15. Payment may be made by check or through PayPal via the HOA website.
6. “No Solicitation” signs have been purchased and will be installed upon arrival. The signs may have no “legal” recourse but may provide a deterrence. Homeowners may still place personal signs on their property.
7. The two new homes on Travis Way will be sent assessment notices once a certificate of occupancy is noted (should be soon as construction is being completed). Ball Homes have listed these two houses as a “quick move”.
8. The curve on McIntosh, with multiple cars parking along the edge, was brought up as a concern for safety, especially for school buses. This, along with the lack of a turnaround on Travis, because of the construction, will be brought up with Code Enforcement for solutions and remedy.
9. The drainage and the maintenance of the dams was reviewed. One dam has ruptured, and a small creek is forming. This will need to be addressed to provide any further damage. However, the dam backs up to the two homes with the encroaching fences and those will need to be addressed first. Notices have been sent with follow-up in the summer.
10. Concerns on the darkness surrounding the entrances, especially at Cynthiana Road and Bueno Crossing, was discussed. With the increased traffic on Cynthiana

Road, the board encouraged any member to contact the city to see about remedies, including adding turn lanes and lighting. Contacts include City Engineer Eddie Hightower or Code Enforcement Seth Johnson.

4. Action Items

1. Judy will continue to work with the city on safety issues.
2. Once “No Solicitation” signs arrive, Eric will see to installation.

5. New Items

No additional items were presented.