

# **LANDEN MEADOWS HOMEOWNERS ASSOCIATION, INC.**

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## **BOARD OF DIRECTORS MEETING**

**March 26, 2020**

### **GENERAL MINUTES**

The Landen Meadows HOA Board of Directors meeting was called to order at 6:39pm. This meeting was held by conference call due to Shelter in Place requirements instituted by Mecklenburg County. Board members Paul D'Anello, Lori Hansen, Katherine Podrasky and Jennifer Young and Cedar Management's Pamela Sages participated in the call. Board Member Joey Arch was absent.

Board Positions for 2020 were discussed and assigned as follows:

President - Jennifer Young

Vice-President - Lori Hansen

Treasurer - Paul D'Anello

Secretary - Katherine Podrasky

Member-At-Large - Joey Arch

Motion was made to approve new Board positions and passed unanimously.

Playground drainage issues were discussed. A quote from Terra Green was reviewed. Suggestions included removing the pathway from the bike rack to the playground area. Action item is to have Cedar Management obtain a revised quote from Terra Green to include change. Matter was tabled until new quote is received.

A large, dead tree was left on common property near the tennis courts. Action item is to have Cedar Management contact Terra Green and ask them to remove the tree.

Pool leak is currently being investigated by the newly hired pool company, Carolina Pool Management. We should have more information next week. Possibilities include a pressure test to determine source of the leak within the pump. Action items included Paul asking Cedar to provide water bills to assess water usage via meter reading.

Internet at the pool has only been used for music in the past. Residents have asked if we could provide open Wi-Fi for the residents at the pool. Action item is Cedar will provide Paul with a copy of the AT&T invoice and he will research the cost and availability.

Pool wristbands need to be ordered for 2020 Pool Season. Action item is Jennifer Young and Katherine Podrasky will order the wristbands.

Electrical issues at the pool include fans not working and perimeter lights out. Action items were Paul and Jennifer will each respectively contact an electrician in the neighborhood to get quotes to fix all the electrical issues at the pool.

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The hot water heater at the pool does not work. Action item is Paul will check the date of manufacture and report back. The Board will decide to repair or replace the hot water heater.

The neighborhood website ([www.landenseadowsHOA.com](http://www.landenseadowsHOA.com)) needs to be updated. A resident volunteered to assist at the annual HOA meeting. Action item is Lori will meet with the resident and compile a list of items/information needed to get the website up to date.

Reserve accounts were discussed. There is currently on general reserve account. Swim team reserves include swim team profits and should be in a separate account. Katherine will be the Board Member responsible for administering the account. Action item is Cedar will open an additional checking account for swim team and transfer the swim team reserve funds into the new account.

Discussion of yards that are not being maintained. Ideas were an email blast with suggestions from the landscaping company. The Board agreed that violations for yards should be paused during shelter-in-place, however residents should still be reminded of the by-laws with regards to yard maintenance.

Meeting adjourned at 8:45PM.

Katherine Podrasky

Secretary, Landen Meadows Board of Directors