

LANDEN MEADOWS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 30, 2020

GENERAL MINUTES

The Landen Meadows HOA Board of Directors meeting was called to order by the President at 6:35pm. This meeting was held using Zoom technology due to Shelter in Place requirements instituted by the State of North Carolina. Board members Joey Arch, Paul D'Anello, Lori Hansen, Katherine Podrasky and Jennifer Young and Cedar Management's Pamela Sages participated via video conference.

Meeting Minutes for the previous meeting held on March 26, 2020 were approved by the Board. Katherine will email a pdf copy to Lori and Pam for uploading to the neighborhood and Cedar management websites respectively.

Board Positions for 2020 were reconfirmed. Joey Arch will be Member-At-Large.

Paul gave an update on the hot water heater at the community pool after meeting with a Piedmont Gas representative. They determined that the hot water heater was 20 years old and the pilot light would not light. Therefore, the water heater will need to be replaced. Piedmont has provided quotes for both a tanked and a tankless option. Piedmont will not be installing anything until the Stay at Home order is lifted. A second quote is needed. Katherine will contact Jason Clavey of Clavey Plumbing and connect him with Paul to meet and quote the water heater as well. This issue is tabled until we receive and review the second quote.

Lighting around the pool area was discussed. Joey will order a light bulb and take care of the outage next to the bridge. In addition, many of the tall lights surrounding the pool are out. Joey believes they may only need bulbs. Joey will order these bulbs as well. There is still a need to have an electrician come out at some point and look over the entire lighting system for issues.

The new tennis nets are in the pool house. The plan will be to install these before the amenities will reopen. The amenities remain closed until at least May 8th per the state guidelines. The plan will be to reopen the tennis courts, playground and basketball courts on May 9th unless the directive changes. In addition, Joey will be purchasing weed killer for a resident who has volunteered to treat the weeds on the tennis court.

Playground drainage issues were discussed. There are now two quotes, one from Terra Green and one from Capital Exteriors. Quotes were comparable with regards to price and scope. Decision was made to use Terra Green since they know where all the irrigation is located and already work in the neighborhood. The issue was raised that we need to make sure the railroad ties surrounding the playground are in good condition and that an adequate border is there for additional mulch. Pam will let Terra Green know that we need them to add that to their job scope. Pam will let us know when they can begin this project.

The pool passed the inspections they need to open. Lori will ask Carolina Pool again about the leak situation. Their focus seems to be getting all pools inspected due to the lack of available inspectors currently. Carolina Pool is putting together plans and options for what opening might look like and when it might happen. At this point, we will need to wait and see what happens with regards to state and county requirements. We do not have enough information to decide on an opening date, however there was

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discussion of needs for additional staff and additional cleaning procedures when we do. We would like to let the residents know that we are following this situation closely and will communicate with them as we make decisions. Paul offered to share an eblast we can use to inform residents that we are working towards a solution based on state/county guidelines.

Pool wristbands have not been ordered. Joey will get the information about the company from Greg. There was a discussion of how to distribute and collect forms. One idea was to use the information from last year that is on the computer database to hand out bands and adjust as needed on a case by case basis. This would limit interaction and any need for a large gathering of people at one time. Bands will not be distributed to anyone with outstanding 2020 dues as per usual.

The issue of dues and late fees was discussed. The 60-day overdue letter will be sent out early next week to all residents that have not paid the 2020 dues. The amount will be \$535 plus a \$10 late fee for April. The Board agreed to waive the \$10 late fee for May which will allow overdue residents to only have to pay one late fee if they pay by June 1st. Following that, a \$10 a month late fee will resume.

The floor of the creek bridge needs to be painted. The Board agreed that this needs to be done with a paint/stain that is for high traffic areas. It would also help if it provided some traction as the bridge can become quite slippery when it rains. Joey will ask for a quote from Johan who painted the pool house.

Since we are not using the pool for swim team and will be opening later, Paul brought up the possibility of a possible reduction in our insurance cost. Pam will call and ask the insurance provider.

Social media sites were discussed. The Board agreed that if a person asks to join Facebook, we will check the list of residents from Cedar. If we can't figure out if they live in LM, we can ask them for their address. We also need to figure out how to assign a new lead for our Nextdoor page. The resident that was the lead does not reside in LM anymore. Jennifer and Joey will try to reach out to the previous lead and ask her to change it.

Social Committee wanted to check and make sure the food trucks and breweries delivering have been a positive experience for residents. The Board agreed that most residents have loved having this option. The Social Committee will continue to look for opportunities to bring these into the neighborhood.

Lori gave an update on the website overhaul. She is requesting that we locate the list of volunteers for each committee that was taken at the annual meeting. Pam will look in her files from that meeting and let Lori know.

At this point, the meeting moved into closed session. Pam confirmed the payment schedule for a couple of vendors, and we determined we are up to date on invoices. The Board reviewed collections and Pam gave updates on where several homes stand.

The meeting adjourned at 8:15PM.

Katherine Podrasky
Secretary, Landen Meadows Board of Directors