

January 21, 2019; 6:00pm

Landings Run Annual HOA Meeting

Call to Order

The meeting was called to order at 6pm by Ty Tyler, President, Landings Run HOA.

Approval of 2016 minutes

The minutes of the 2018 meeting were approved and seconded.

Prior year accomplishments

Ty presented a review of accomplishments for the past year. The revised Covenants and Restrictions are now on file with the Town of Mt. Pleasant. Any changes in the future will also have to be filed. Enforcing the Covenants regarding dues and fines helped to ensure that all of 2018 dues were paid. A change was made in landscaping companies and so we were able to save some money there. Also, with the Capital Transfer Fee instituted, we collected approximately \$3,500. These fees are accounted for separately and will help to offset potentially large anticipated future expenses such as dredging the ponds. There are fewer rentals in the neighborhood this year, and home prices continue to increase.

We are receiving a number of ARB requests which is good. We will come up with a standard format for ARB submissions. Ty will send a model for us to work from in developing our own.

The trees on Whipple road at the entrance pose safety hazards for residents when exiting the neighborhood. Several people have requested that we trim or eliminate these trees. We need to have the boundary lines surveyed so that we know which trees are on private property and which are the responsibility of the HOA. We also have a number of dead trees, a mimosa on pond #1 and six or seven Bradford Pears which have dying branches and are probably at the end of their lives. A request has been made to cut these trees down. Paxton volunteered to get three estimates for cutting down these trees. He will submit these to the Board as soon as he can get them.

Roaming pets continue to be a problem. In addition to any fines that the HOA may impose, residents have the option of contacting Animal Control.

We owe many thanks to Roger and Patti for all of their hard work to improve the neighborhood. They have improved the lighting at the entrance, ensured nice plantings at the entrance and ponds and replaced the benches. In addition, they have put many hours into plumbing for the neighborhood, for the pumps at both ponds and the irrigation system at the entrance. There is a leak at the entrance now which Roger is addressing. Without the help of Roger and Patti, our homeowner's fees would be substantially higher since all of their work is essentially a gift to our neighborhood.

There is a problem with people using the front of the neighborhood as a "turnaround", and as they do, they are leaving tire marks and gouges in the grass on both sides of the entrance, and in the first cul de sac. After we have the property lines surveyed, a suggestion has been made to perhaps put in a decorative fence at the front, as a way to help keep the tires on the road and not in the grass.

The annual HOA fees remain at \$185. Fees are due by the end of January. The treasurer reports that a good number of people have already paid their fees.

We would like to ask Dooney and Luann Parnell to the Architectural Review Board, and will make that invitation.

Officers:

President- Ty Tyler

Vice President - Paxton Parrish

Treasurer – Patti Bruno

Secretary - Maryanne Harbit

Board Member – Susan Springer

Old/New Business:

1. There have been several complaints throughout this year, and it was a topic of discussion in this meeting, that there a number of free-roaming dogs and cats in Landings Run. Additionally, there are owners who do not pick up after their animals. Per the Town of Mt. Pleasant Ordinances, pets may not roam freely, and an owner must pick up after their pet within two minutes of their pet defecating on a property that is not their own. Recently there was an unfortunate event in which a dog was attacked by another dog.

Every homeowner in Landings Run is responsible for their animals. Pets are not allowed to run freely or leave deposits in the yards of neighbors. They must be kept indoors, within a fence or on a leash, not allowed to roam freely throughout the neighborhood.

The Mt. Pleasant Town Ordinances, which spell out homeowner responsibilities regarding pets are on line, and can be found at the following address:

[http://library.amlegal.com/nxt/gateway.dll/South%20Carolina/pleasant/townofmountpleasantsouthcarolinacodeoford?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:mtpleasant_sc](http://library.amlegal.com/nxt/gateway.dll/South%20Carolina/pleasant/townofmountpleasantsouthcarolinacodeoford?f=templates$fn=default.htm$3.0$vid=amlegal:mtpleasant_sc)) ,

2. Some homeowners expressed the desire to receive communications from the HOA electronically. The Board would be extremely happy to comply with this request. If you would like electronic communication from the HOA, please be sure the HOA has your email address. Email addresses can be sent to Landingsrun@gmail.com.

Closing:

The Board requests that Homeowners vote on the items in the Covenants and Restrictions by March 15th, which the homeowners present felt was satisfactory. Electronic voting is preferred; responses can be sent to Landingsrun@gmail.com.

Minutes will be posted on the Landings Run website (www.Landingsrun.com).

Minutes prepared by Secretary, Maryanne Harbit