



**VERDERA COMMUNITY ASSOCIATION  
MEMBER BOARD MEETING  
HELD AT  
CATTI VERDERA COUNTRY CLUB  
SEPTEMBER 21, 2023**

**I. Call to Order – 6:08PM**

Directors Present:

David Stanley, Vice President  
Susan Bolton, Secretary

Directors Absent:

Tony Manning, President  
Bill Kemper, Treasurer  
Whitney Eklund, Director

Others Present:

Ron Shearer, UNC Management  
Leanne Luebkehan, Association Manager

**II. Minutes Approval**

The Minutes approval was tabled until the November meeting.

**III. Homeowner's Forum**

3379 Vista de Madera – This owner asked about the Via Karina EVA Road gate. David Stanley advised that we are in the process of obtaining new bids for a revised gate.

**IV. President's Report**

David Stanley provided the President's report in Tony's absence. The goats and sheep have been on-site for nearly 2 months. The process is taking longer this year due to the heavy vegetation growth from the heavy rains. They expect to have the weed abatement completed by the end of the month.

All the PG&E boxes within the community have now been repainted, and they look great. Some Stop signs are also being replaced, and posts will be painted. The bottom of the posts will also be protected by a metal guard to stop the string trimmers from wearing away the wood.

The Board of Director's has sent a request to the City of Lincoln to rescind the resolution allowing for police patrol on Verdera's private streets. The city attorney advised that the request will go before the City Council in mid-October for approval.

**V. Treasurer's Report**

No report was given.

## **VI. New Business**

### CC&R Amendment, Golf Course Owner Rights

Verbiage regarding Catta Verdera's ability to review plans for homes backing up to the golf course was accidentally omitted during the recent revision of the CC&R's. An amendment is required to add the language back in. Information will be sent out to all members in November for approval.

### Backyard String Lights

When the Rules & Regulations were revised and accepted by the Board of Director's in July of this year new rules were added regarding string lights on fences. Specifically, that string lights were not allowed to be strung on property line fences. Management is now fielding several complaints from owners regarding other owners who have string lights on their fences.

The Board is requesting that any owner who has string lights up along their fence line please remove them to avoid being noticed by Management.

### Holiday Party

The annual Verdera Holiday Cocktail Party will be held on Thursday, December 21<sup>st</sup>, at Catta Verdera Country Club. This is an adult only event. The donation recipients will be Toys for Tots, and SPCA. Further details will be sent out to all members.

## **VIII. Adjournment -7:00 PM**

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Susan Bolton,  
Secretary

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