



**VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTI VERDERA COUNTRY CLUB
JANUARY 18, 2024**

I. Call to Order – 6:12PM

Directors Present:

David Stanley, Vice President

Bill Kemper, Treasurer

Tony Manning, Secretary

Whitney Eklund, Director

Directors Absent:

Susan Bolton, Vice President

Others Present:

Chris Figueroa, Fig's Landscape, Inc.

Ron Shearer, UNC Management

Leanne Luebkehan, Association Manager

II. Minutes Approval

Bill Kemper made a motion to approve the November 16, 2023, Minutes as read.

Whitney Eklund seconded the motion. The motion was unanimously approved.

III. Homeowner's Forum

100 Corte de Valle – This owner asked about a Facebook group for the Verdera Community. She also wanted to know if there were license plate readers at the gates. David Stanley advised her that we were looking at the possibility of adding a Facebook group to put out information only, not to have questions and answers. He also advised that there were license plate cameras at all gates.

101 Corte de Valle – The owner requested a bench be placed at the end of their court.

3397 Paseo Mira Vista – This owner asked if we had any say in the placement of the Cell tower at Catta Verdera Country Club. David Stanley advised that we do not.

IV. President's Report

David Stanley introduced one of our younger community volunteers, Grace Martin. Grace was a great help in our HOA office, and also helped with planting Daffodil bulbs.

David also introduced Chris Figueroa, Owner, of Fig's Landscaping, Verdera's new landscape vendor for Village 18 & 23, who both receive Cost Center landscaping. Chris provided background on his company and advised owners of the changes, and upgrades in service they could expect.

V. Treasurer's Report

Bill Kemper reported that the Operating Account has \$408,694.00 in total cash. The Reserve Account total is \$1,347,067.00, and the community is 25% funded. We spent \$452,200.00 in Reserves this year, which is 112% of reserve funds for 2023. Spending overages were primarily due to Road Maintenance & Lighting Repairs.

VI. Old Business

Community Volunteer Awards & Holiday Lights Winners

At the Holiday Party, the Board gave out Community Volunteer awards to three members of the community for going above and beyond in their support and volunteerism. The awards were presented to; Cheryl Morris, for her work on the Revised Rules & Regulations, and Janice Kemper and Sandy Kandris for their work on community events

The Holiday Lights Contest was judged by Heather Wright, Jamie Boyd, and Kendall Wright. The winners were Randy Renfro, Reid & Camile Scarff, and Gerald & Patrica Maydahl. Lighting Awards were presented at the Holiday Party.

Via Karina Gate Bids

Tony Manning made a motion to approved bids from MKS Masonry and Linmoore Fencing to install both a pedestrian and vehicle gate at the end of Via Karina in an effort to deter nonresidents from entering the community at this access point. It was seconded by Bill Kemper. The motion was unanimously approved. The work is to begin within the next month, weather permitting.

Welcome Baskets

David Stanley made a motion to approve a request from Owner, Heather Wright to form a Verdera Community Welcoming Committee. It was seconded by Whitney Eklund. The committee will be chaired by Heather Wright. Heather has requested a budget to create welcome baskets for new Verdera Owner's. The Board also voted to approve a budget of \$1000.00 to fund the proposed baskets.

New Business

PG&E Easement

PG&E contacted the association to request an easement to install an electrical box along the edge of the community property on Twelve Bridges, near Sierra College. The area was reviewed by both David Stanley, and Leanne Luebkehan, along with PG&E. Bill Kemper made a motion to approve the utilities easement request as it would have no impact on homes within the community. It was seconded by Tony Manning. The motion was unanimously approved.

Golf Cart Crossings at Twelve Bridges

The Verdera Community has been informed by the City of Lincoln Police Department that it is illegal for golf carts to drive on or across Twelve Bridges. The City has a law that does not allow golf carts on to a street that has a posted speed limit of 50 MPH or higher. The posted limit on Twelve Bridges is 50 MPH.

The city has now posted a sign at the exit of CVCC, at the round-a-bout, advising that Golf carts are not allowed beyond that point, and the police have started heavy patrol of the area. Residents have begun receiving both warnings and tickets. Only registered electric vehicles are allowed on city streets with a speed limit of 50 MPH or higher.

Daffodil Day

The annual Daffodil Day planting will take place on Saturday, February 3rd, at 10:30AM. The HOA will provide lunch and drinks for all who volunteer. Meet outside the HOA office.

CVCC Cell Tower Installation

David Stanley advised the Members that the golf course is planning to install a Verizon cell tower on their property to boost cell coverage. It is not yet known where, or when, the installation will take place.

Adjournment: 6:55 PM

Tony Manning,
Secretary

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