



**VERDERA COMMUNITY ASSOCIATION  
ANNUAL MEMBER MEETING  
HELD AT THE  
CATTI VERDERA COUNTRY CLUB**

July 19, 2018

**I. Call to Order – 6:30PM**

Directors Present:

Shamus McClure – President  
Tony Manning - Treasurer  
Bill Kincaid – Secretary

Directors Absent:

Lee McCormick, Vice President  
Brian Hood, Director

Others Present:

Leanne Luebkehan, Association Manager  
Ron Shearer – UNC Community Management

**II. Minutes Approval**

Bill Kincaid made a motion to approve the May 10, 2018 minutes as read.  
It was seconded by Tony Manning. The motion was unanimously approved.

**III. 2018 Annual Meeting**

Determination of Quorum

A quorum was determined based upon members who signed-in on the attendance roster and the returned Official Ballots.

Selection of Ballot Counters

The following people were volunteered to count ballots; Toni Marcella, Village 23, Steve Hartloff, Village 23 and David Wilson, Village 18.

Announcement of Elected Directors

David Stanley received 269 votes, Lee McCormick received 190 votes, Brian Hood received 188 votes and William Kemper received 149 votes. Three positions were open. The newly elected Directors are David Stanley, Lee McCormick and Brian Hood.

Election of Directors

Shamus McClure, President, Lee McCormick, Vice President, Tony Manning, Treasurer, Brian Hood, Secretary, David Stanley, Director.

IRS Roll-Over Resolution

By a majority vote, the membership approved the IRS Roll-Over tax savings resolution.

#### Cost Center Ballot Count

Three Ballot Counters were chosen to count the Cost Center Ballots; Jeff Marcella, Village 23, Marc Drumheller, Village 23, and Tom Larson, Village 23.

The results were as follows; 279 **For**, 49 **Against**. Although an overwhelming number of voters were for the CC&R change, a 51% majority of the total homeowners, or 308 votes, were required for the measure to pass. Therefore, this vote failed.

#### **IV. Financial Report**

Tony Manning reported that there is currently 1.2 million in Reserves. The Delinquency report has dropped to \$109,000.

#### **V. Homeowner Forum**

##### 2023 Prado Vista

The owner asked about the possibility of installing lights at the mailboxes. The Board stated they would look into the possibility of using solar lights.

##### 3880 Monteverde Drive

The homeowner stated that he felt the bushes near Twelve Bridges and Sierra College were overgrown and could cause an accident.

The Board advised the it is City property and he should contact the City of Lincoln.

##### 3151 Via Karina

This owner asked when the trees on Via Karina would be installed. The Board advised that the work is being done by Lennar Homes, and we are waiting for a schedule from them.

At the end of the Forum, it was announced that the Board has requested that John Fett head an exploratory committee to look into the possible purchase of the land owned by Catta Verdera Country Club, where the HOA office is located. John asked for volunteers to join the committee.

#### **VI. Adjournment – 7:50 pm**

Respectfully submitted,

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Brian Hood, Secretary