



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

January 18, 2018

**I. Call to Order – 6:23 PM**

Directors Present:

Shamus McClure, President  
Lee McCormick, Vice President  
Bill Kincaid, Secretary  
Tony Manning, Treasurer  
Brian Hood, Director

Others Present:

Leanne Luebkehan, Association Manager

**II. Approval of Minutes**

Bill Kincaid made a motion to approve the September 21, 2017 Minutes as read. It was seconded by Lee McCormick. The motion was unanimously approved.

**III. Homeowner Forum**

2105 Prado Vista – The Owner offered thanks to the Board for all their hard work over the past year.

2082 Ladera Drive – The Owner stated how impressed they were with how involved the Verdera Board had become with the Lift committee to fight high water rates in Lincoln.

3433 Via Karina – This Owner asked about the possibility of closing off the path at the end of Via Karina. Shamus McClure informed them that the path is actually an EVA road which must provide access to the Community.

204 Estrella Place – The Owner asked about the possibility of installing additional dog stations. The Board stated that they would explore this request.

201 Estrella Place – This Owner wanted to know if the previously proposed fitness facility and community center would ever be revived. The Board advised that they are considering it now that the Community has so many new Owners.

3576 Camino Cielo – The Owner requested that the Board consider planting Oak trees instead of Daffodils within the Community. Shamus McClure advised that the bulbs had already been purchased and required minimal maintenance once planted. Adding more Oak trees requires a considerable amount of maintenance and pruning expense.

**IV. President's Report**

No Report was provided.

### **Treasurer's Report**

Tony Manning reported that the Operating Account currently has a balance of \$232,000.00. The Reserve Account has a balance of \$800,000.00.

### **V. Committee Updates**

#### Aesthetics Committee

Shamus McClure reported that Carson Landscape would be adding a new landscaping to a small area on Via Karina to the left of Lot 9 that is currently bare land.

#### Communication Committee

Management reported that lighted key pads have now been installed at the key pads of all four tele-entry systems.

Tony Manning provided a LIFT update, explaining the proposed lawsuit against the City of Lincoln. He also stated that it appears the City has been deliberately hiding their water usage as a water loss. An independent investigator is being brought in to look into other City activity.

#### Design Review Committee

Village 19 has now been completed and the developer, Premier United has vacated the location.

#### Events Committee

The Spring BBQ is scheduled for Saturday, April 28<sup>th</sup>. Additional details will be emailed out to Residents.

### **VI. New Business**

#### Camino Verdera Traffic Survey

KD Anderson performed a traffic study of the area of Camino Verdera from the Gate House to the round-a-bout to determine the need for a possible 3 ways Stop or crosswalk at the intersection of Paseo Mira Vista. It was determined that a 3-way Stop was not recommended at this intersection due to the low number of cars on the road. However, they did recommend that a 3-way crosswalk be installed that would also include signage warning drivers of an approaching pedestrian area. The study also advised that adding lane striping to this section of Camino Verdera could assist in slowing drivers down by narrowing the driving lane.

The Board intends to implement all recommendations from the traffic study.

#### Twelve Bridges Landscaping

The Board of Directors has reached an agreement with Cal Atlantic to install trees and bark along the Twelve Bridges hillside at the back of Village 12 & 23. As a part of this project they will also smooth and clean the hillside. The upper half of the hill will be left natural.

#### Woodside Homes Road Project

Shamus McClure advised Members that the road building project currently underway below Village 12 will be the main access road to Villages 10 & 11 which are due to begin construction next year. The road project has no connection to the Verdera Association

### **VII. Old Business**

#### CC&R Revision

Management provided an explanation of the ballots being mailed out shortly to all Owner's regarding a change to the Landscape Cost Center.

Special Recognition

Shamus McClure recognized Melissa McClure and Tracy McCormick for organizing the Toys for Tots donation program in conjunction with the Holiday Party. A certificate was presented from Toys for Tots.

**VIII. Adjournment 7:45PM**

Respectfully submitted,

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Bill Kincaid, Secretary