



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

January 17, 2019

I. Call to Order – 6:10 PM

Directors Present:

Shamus McClure, President
Lee McCormick, Vice President
Brian Hood, Secretary
David Stanley, Director

Directors Absent:

Tony Manning, Treasurer

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management
Detective Jeff Morris, City of Lincoln Police Department

II. Approval of Minutes

A motion was made by Shamus McClure to approve the September 20, 2018 Minutes. It was seconded by Lee McCormick. The motion was unanimously approved.

III. Homeowner Forum

3385 Paseo Mira Vista – The homeowner advised that he believes there should be one Board representative from each Village. A request was also made that all HOA documents on the Verdera website be turned into searchable documents. A final recommendation was made that each Village be given a name. Ron Shearer of UNC Management advised that to increase the number of Board members it would require a revision of the Bylaws, requiring a vote of the entire HOA.

3466 Paseo Mira Vista – This homeowner asked that poor condition of the sidewalks in Village be brought to the attention of Lennar Homes before they depart from Verdera. Many of the sidewalks have large cracks that require repair or replacement. He was advised that the Board intended to hold Lennar accountable to make the necessary repairs by not releasing the bond held by the Association to ensure all work is completed.

3373 Paseo Mira Vista – The homeowner is also concerned about sidewalk replacement needed in front of his home where an asphalt patch has been put in place. Management advised they would contact Lennar on his behalf regarding the repair.

IV. President's Report

Shamus introduced Detective Jeff Morris of the Lincoln Police Department to address concerns from residents regarding a recent armed robbery within the community.

Detective Morris offered as much detail as he was allowed regarding the recent events. He advised that they believe the resident victim was targeted from outside the community for specific reasons. He also suggested that owners help to protect themselves by turning on outside lighting at night, ensuring that car doors are kept locked when a vehicle is parked outside, and by not leaving anything of value inside the car.

Treasurer's Report

Tony Manning was absent from the meeting. No report was provided.

V. Committee Updates

Safety Committee

A report was provided by Christian Baldree, committee member. The recommendations of the Committee are attached to these Minutes.

Events Committee

The Daffodil Planting will take place on Saturday, January 26th at 12:00 PM. The Board has purchased 10,000 bulbs for planting within the Common Area. There will be a pizza party immediately following the completion of planting. All residents are welcome.

VI. New Business

Village 18 Gate House

Shamus discussed possible ways to fund the building and staffing of a Gate House at the back lake gate. A straw vote was taken to see how many owners would be in favor of a special assessment or dues increase to fund the Gate House and/or implement some of the suggestions made by the Safety Committee. It appeared that possibly half of those in attendance would support such action.

Proposed La Casita Purchase

It was announced that John Fett is heading up an exploratory committee to determine the feasibility of the Verdera Association purchasing the La Casita property. Anyone who would like to get involved may contact John Fett or the management office for further information.

VII. Old Business

Recent Landscape Improvements

Shamus discussed the completion of recent landscape improvement projects throughout the Community. A grouping of new trees and large rocks have been installed on Camino Cielo near the walk path. Installation of the trees along Via Karina is nearly done, and a recent sprucing up of the area around the small pond behind Vista de Madera and Via Karina is also complete.

VIII. Adjournment 8:00 PM

Respectfully submitted,

Brian Hood,
Secretary