



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

March 15, 2018

I. Call to Order – 6:12 PM

Directors Present:

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

Directors Absent:

Tony Manning - Treasurer

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Approval of Minutes

Lee McCormick made a motion to approve the January 18, 2018 Minutes as read. It was seconded by Bill Kincaid. The motion was unanimously approved.

III. Homeowner Forum

3391 Vista de Madera – The owner has concerns about speeding in the neighborhood.

2082 Ladera Drive – The Owner suggested that the HOA install speed bumps. The Board informed the owner that the Lincoln Fire Department will not allow them.

2037 Ladera Drive – This Owner suggested the Board start sending out letters to homes who are not maintaining their fences.

2044 Prado Vista – The Owner asked about the possibility of installing stepping stones near the mailboxes at Camino Verdera and Prado Vista. Shamus advised he would research it.

2100 Ladera Drive – The Owner had a complaint about tenants that live nearby.

IV. President's Report

Shamus McClure provided details about the upcoming Day at the Lake.

Treasurer's Report

Tony Manning was absent. No report was given.

V. Committee Updates

Aesthetics Committee

Village 18 & 20 fences were discussed. Residents were advised it is their responsibility to maintain their fences. Paint colors are available on the Verdera website.

Communication Committee

David Stanley, homeowner and LIFT member advised homeowners that attending City Council meetings to protest, and show support for LIFT, is the best way to send a message to the Council Members. The Council recently voted five to zero to give refunds all the way back to 2014.

The weed abatement deadline is June 1, 2018. All Lot Owners must have their weed abatement completed by this time. If not, the HOA will have their vendor cut the weeds and charge the Owners back the fee plus an administrative fee of \$150.00.

Design Review Committee

Management advised residents that Woodside Homes is beginning to grade the land behind Village 12 for two new communities, Village 10 and Village 11. These communities will not be part of the Verdera HOA.

Events Committee

Day at the Lake is being held on Saturday, April 28th from 3:00 PM to 7:00 PM, at the lake near the back gate. This is an HOA sponsored event that will include a band, food, drinks and games.

VI. New Business

Landscape Vendor Change

Based on homeowner feedback, the Board of Directors has made a landscape vendor change for the Village 18 & 20 homes. The new vendor will be BrightView. They will begin work on April 1, 2018.

Carson Landscape will continue to maintain the Common Area of the Association.

VII. Old Business

Cost Center Ballots

The first phase of the Cost Center vote will be going out shortly. The first ballot is to make a change to the CC&R's to allow a change to the voting structure. This change would allow only Village 18 & 20 residents to vote on their landscaping needs.

Camino Verdera Crosswalk

The Board has approved a bid to begin installation of a crosswalk at the intersection of Camino Verdera and Paseo Mira Vista. Signs and ramps will be installed along with painted crosswalks at both corners of this intersection.

VIII. Adjournment 7:25PM

Respectfully submitted,

Bill Kincaid, Secretary