



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

March 21, 2019

**I. Call to Order – 6:19 PM**

Directors Present:

Shamus McClure, President  
Lee McCormick, Vice President  
Tony Manning, Treasurer  
David Stanley, Director

Directors Absent:

Brian Hood, Director

Others Present:

Leanne Luebkehan, Association Manager  
Ron Shearer, UNC Community Management

**II. Approval of Minutes**

A motion was made by David Stanley to approve the January 17, 2019 Minutes. It was seconded by Lee McCormick. The motion was unanimously approved.

**III. Homeowner Forum**

2044 Prado Vista – The homeowner thanked the Board for installing cement steps from the path to the mailbox cluster on Camino Verdera near Prado Vista.

**IV. President's Report**

Shamus discussed the various landscape projects that have recently been completed within the community. The pond behind Village 12 had old dying plants removed and replaced with a few trees and new bushes. New irrigation and bark were also been installed. Additional Daffodils have also been planted throughout the community.

**V. Committee Updates**

Communication Committee

Management advised homeowners that garbage cans are always to be kept behind fences. It was also requested that residents be sure to clean up their pet waste when out in the Common Area.

Management communicated to residents the vendor work hours: Monday – Friday 7:00am to 7:00pm, Saturday 8:00am to 5:00pm. No work is allowed on Sundays or major holidays.

Safety Committee

John Fett spoke about the committee's recommendations for additional cameras and lighting at the gates.

Management advised that the Board had just approved bids from Security Watchdog for license plate reader cameras at every gate, and a bid from Elite Lighting for additional lighting at each gate.

Also, one additional Gate Attendant has been hired to allow for 24 hour coverage Wednesday through Sunday.

#### Events Committee

Spring Fling will be on May 5<sup>th</sup> this year to coincide with Cinco de Mayo. The Association will host homeowners at the event which will include food, drinks, a band, games and bounce houses for the kids.

### **VI. New Business**

#### Gym & Tennis Club

Shamus took a straw pole of residents present at the meeting to determine if there is interest revisiting a vote on a gym and tennis club. In addition, volunteers could sign up to form an exploratory committee.

#### Weed Abatement

Management announced that the weed abatement deadline is Monday, June 3, 2019. On Tuesday, June 4<sup>th</sup>, the association will be verifying that weeds have been cut. If not, the Association will have their vendor perform the abatement and bill back the lot owner for the cutting fee along with an additional \$150.00 administrative fee. Notice has been provided to Owners via newsletter and email.

### **VII. Old Business**

None at this time.

### **VIII. Adjournment 7:00 PM**

Respectfully submitted,

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Leanne Luebke *for*  
Brian Hood,  
Secretary