



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

May 10, 2018

I. Call to Order – 6:14 PM

Directors Present:

Shamus McClure, President
Lee McCormick, Vice President
Brian Hood, Director

Directors Absent:

Tony Manning - Treasurer
Bill Kincaid - Secretary

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Approval of Minutes

Shamus McClure made a motion to approve the March 15, 2018 Minutes as read. It was seconded by Brian Hood. The motion was unanimously approved.

III. Homeowner Forum

3379 Via Karina – The homeowner asked about when the sheep would be coming and if they would work the back of Via Karina. The owner was advised that the sheep would be on the hillside shortly.

IV. President's Report

No report was provided.

Treasurer's Report

Lien & Foreclosure Matters - Shamus McClure reported that in Executive Session, on April 26, 2018, the Board of Directors voted unanimously to approve the foreclosure sale authorization for APN # 332-140-016.

V. Committee Updates

Aesthetics Committee

New Bark will be installed in Villages 18 & 20 by BrightView beginning May 29th. Carson Landscape will also be doing a bark refresh in some portions of the Common Area.

Communication Committee

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.

Snake Fencing has been installed by the City of Lincoln around the construction site in the area of Bella Circle and Fuente Court.

Events Committee

Day at the Lake was a big success. We had approximately 300 attendees. Both the Board and Management have received several favorable comments on the event.

VI. New Business

Proposed Village 18 Gate House

The Board is beginning to explore the possibility of installing a second gate house at the back lake gate. At this time, they are trying to determine the potential costs and will report again once they have more information.

VII. Old Business

Cost Center Ballots

Ballot packets were sent out to all Owners to amend the CC&R's to allow only the Owners in Villages 18 and 20 to vote on any change to their front yard landscaping cost center.

VIII. Adjournment 7:10PM

Respectfully submitted,

Leanne Luebke
Association Manager,
for, Bill Kincaid, Secretary