



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

May 9, 2019

**I. Call to Order – 6:19 PM**

Directors Present:

Shamus McClure, President  
Lee McCormick, Vice President  
Tony Manning, Treasurer  
David Stanley, 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 March 21, 2019 Minutes. It was seconded by Lee McCormick. The motion was unanimously approved.

**III. Homeowner Forum**

3466 Paseo Mira Vista – The homeowner requested information on when Lennar may return to repair the sidewalks. Management stated that they have tried to contact Rachel Corona to no avail.

2100 Via Karina – The homeowner thanked the Board for installing the trees along Via Karina.

**IV. President's Report**

Shamus reported that Cinco de Mayo event had approximately 375 attendees. He also stated that the Board is looking for volunteers for an Events Committee, for assistance with future Events.

**V. Treasurer's Report**

Tony Manning reported that the HOA currently has approximately \$1,400,000.00 in Reserves. In addition, the association has dropped their delinquencies down to approximately \$55,000.00 which is substantially less than in years past.

**VI. Committee Updates**

Communication Committee

Management advised homeowners that the Weed Abatement deadline is June 2<sup>nd</sup>. On June 3<sup>rd</sup> Lots that have not completed weed abatement will be photographed and the association's vendor will perform the work. The HOA adds an additional \$150.00 administration fee to all Weed Abatement invoices.

Safety Committee

John Fett reported that the Safety Committee is recommending swing arms at the Village 18

gate on both the entrance and exit side. He quoted an approximate cost of \$20,000.00 per gate to install.

John also advised attending members that he now uses Google Home to monitor his home while away. It will also turn your lights on and off, to appear that someone is home. In addition, he is also recommending that residents install cameras on the outside of their home for additional safety.

#### Annual Meeting

The Annual Meeting will be held on Thursday, July 18<sup>th</sup>. Sign In begins at 5:30 PM and the meeting starts at 6:00 PM. Meeting packets will be mailed out at the beginning of June.

### **VI. New Business**

#### Home Rentals

Tony Manning advised homeowners that the HOA had recently become aware of a home on Monteverde Drive that was being rented out for short term rentals on AirBnB.

He advised members that the CC&R's state that the minimum rental time for is 4 months. The Board will be requesting a Demand Letter from the association's attorney that will be sent to the property owner and AirBnB advising of the violation.

#### Community Garden

John Fett provided a proposal to the Board of Directors and Members of the community for a Community Garden, beginning with a quarter acre in the area near the lake gate entrance. The start up cost would be \$25,000.00. He suggested the garden could be managed by a Garden Manager.

### **VII. Old Business**

None at this time.

### **VIII. Adjournment 8:10 PM**

Respectfully submitted,

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Brian Hood,  
Secretary