



VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
LA CASITA

November 19, 2020

I. Call to Order – 6:15 PM

Directors Present:

Shamus McClure, President
Tony Manning, Vice President
Bill Kemper, Treasurer
David Stanley, Director

Directors Absent:

Brian Hood, Secretary

Others Present:

Leanne Luebkehan, Association Manager

II. Minutes Approval

Tony Manning made a motion to approve the September 17, 2020 Minutes as read. It was seconded by David Stanley. The motion carried.

III. Homeowner Forum

No questions were presented.

IV. President's Report

Shamus McClure reported that all the new landscape projects have now been completed. water meters were added so that trees could be installed at the Vista de Madera curve and at the top of Vista de Madera along the fencing by the retention pond.

Treasurer's Report

Bill Kemper reported that there is currently \$291,253.00 in the Operating Account and \$1,100,000 in Reserves. Bill also stated that the association is currently working under budget, by \$49,000.00 in the Operating account.

Budget & Reserve Study Approval – Tony Manning made a motion to approve the 2021 Budget as presented. It was seconded by David Stanley. The motion was unanimously approved. There will be no HOA dues increase. V18 & 20 landscaping fees will raise to \$128.00 per month. This increase will up the Reserve Fund contribution providing additional money for bark and tree trimming

Lien Approval – Bill Kemper made a motion to approve a lien on APN# 337-030-017-000. It was seconded by Tony Manning. The motion was unanimously approved.

V. New Business

CC&R Revisions

The Board of Directors is going to begin the process of updating the CC&R's, Bylaws, and Rules & Regulations. They will work with the associations attorney to revise the documents and then send them out to the membership for a review and vote.

Street Parking

At the beginning of January 2021, the association's nighttime drive through security company, CALTAC will begin tagging cars that are parked on the street overnight. Car descriptions and license plates will be collected. Cars will receive three warnings. The fourth time an individual car is found on the street overnight it will be towed.

Events Committee Report

The Holiday Party has been cancelled due to the worsening spread of COVID-19. However, the Board plans to continue with the collection of toys for Toys for Tots. A notice will be sent out to all owners with further information.

VI. Adjournment 7:10 PM

Respectfully submitted,

Leanne Luebke
Association Manager, *for*
Brian Hood,
Secretary