



VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
LA CASITA

September 19, 2019

I. Call to Order – 6:26 PM

Directors Present:

Shamus McClure, President
Lee McCormick, Vice President
Tony Manning, Treasurer
Brian Hood, Director

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Approval of Minutes

A motion was made by Shamus McClure to approve the July 18, 2019 Minutes. It was seconded by Tony Manning. The motion was unanimously approved.

III. Homeowner Forum

3663 Camino Cielo – The homeowner asked about the status of a “Zombie House” on their Street. They were advised that the HOA is pursuing a lawsuit against the owner in question.

3337 Paseo Mira Vista – This owner wanted information on when Lennar would be making sidewalk repairs. Lennar has planned a walkthrough with the HOA for October 3rd to look At necessary repairs.

204 Estrella Place – The owner requested a pruning schedule from BrightView. Management offered to send one out.

3588 Vista de Madera – This owner asked about the walking trail behind Vista de Madera being completed. Shamus advised that the City of Lincoln does not currently have the funds to complete the project.

IV. President’s Report

No report given.

V. Treasurer’s Report

Tony Manning request a motion for a resolution to pursue a lien on each of the following properties;

APN # 337-080-026-000

APN # 337-030-016-000

APN # 332-140-016-000

Lee McCormick made a motion to pursue the liens. It was seconded by Tony Manning. The Motion was unanimously approved.

Tony also reported that there will be a Dues increase of \$10.00 per month in 2020 due to Common Area vendor price increases and the addition of one additional Gate Attendant.

VI. Committee Updates

Communication Committee

John Fett provided a report on "Zombie Houses". He stated that there are currently 3 homes with no one currently living in them with dying lawns. He is requesting that Board consider a CC&R change that would require all homes to be occupied owner occupied for a minimum of one year.

Management reported that the association only has about 50 custom lots that have not been built out. All the new developer-built homes have now been sold.

Events Committee

The Fall Fling will take place on Saturday, October 19th from 3:00PM to 6:00PM.

The Holiday Cocktail Party will be held at Catta Verdera Country Club on Thursday, December 19th at 7:00PM.

VI. New Business

Landscape Renovations

Shamus McClure provided information on some upcoming landscape improvements.

Village 18 on Monteverde Drive, landscaping and park benches are to be added in the open area along the sidewalk overlooking the golf course.

Village 13 will have trees added along the rock wall where the road curves up the hill.

The open area across from the round-a-bout on Camino Verdera will have some Landscaping area to make it more of a landscaped Common Area.

VII. Old Business

Community Garden

John Fett reported that the Community Garden will begin with 20 citrus trees, orange, grapefruit and mandarin, to be installed in Spring of 2020, on the drive into the lake gate entrance.

VIII. Adjournment 7:40 PM

Respectfully submitted,

Brian Hood,
Secretary