



**VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
VERDERA BOARD ROOM**

September 17, 2020

I. Call to Order – 6:15 PM

Directors Present:

Shamus McClure, President
Brian Hood, Secretary
Bill Kemper, Treasurer
David Stanley, Director

Directors Absent:

Tony Manning, Vice President

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Minutes Approval

David Stanley made a motion to approve the July 16 & August 12, 2020 Minutes as read. It was seconded by Brian Hood. The motion carried.

III. Homeowner Forum

204 Estrella Place – The owner asked if campaign signs were allowed. The Board advised that legislation passed stating that HOA's can no longer stop residents from posting campaign signs in their yard during election season. However, signs must be taken down within 15 days after the election is held.

200 Rua Esperanza – This owner suggested the HOA offer electronic billing. Management advised that this option is offered. You must contact N.A. Shade & Associates to request this option.

IV. President's Report

Shamus McClure reported that some of our current landscape projects have been completed such as the trees along Vista de Madera, and planting along Camino Verdera. The new Monteverde Park area is currently underway. This area will have lawn, some trees and park benches where you can watch the sunset. Monte Azul has also had new plants and lighting added to their entrance at the monument walls.

A bid is also being requested to freshen up the entrance to Village 23.

Treasurer's Report

Bill Kemper reported that there is currently \$448,000 in the Operating Account and \$1,600,000 in Reserves. Delinquencies are down to \$72,000.

V. New Business

Lien Approval

Bill Kemper read the following APN numbers for authorization of a delinquent assessment lien. These liens were previously approved in an Emergency Board Meeting, August 12, 2020.

APN: 332-140-016-000

337-090-002-000

337-080-026-000

337-160-036-000

A motion was made by David Stanley to approve the lien requests. It was seconded by Brian Hood. The motion was unanimously approved.

Street Parking

The association's nighttime drive through security will begin tagging cars that are parked on the street overnight. Cars will receive two warnings. The third time they are parked overnight, the car will be towed at the Owner's expense.

VI. Adjournment 7:00 PM

Respectfully submitted,

Brian Hood,
Secretary