



**VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING**

HELD AT

LA CASITA

January 21, 2021

I. Call to Order – 6:10 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
Ron Shearer, UNC Community Management

II. Minutes Approval

David Stanley made a motion to approve the November 19, 2020 Minutes as read.
It was seconded by Bill Kemper. The motion carried.

III. Homeowner Forum

1460 Bella Circle – John Fett reported that the Citrus Grove near the lake gate is doing well.
The volunteer group has installed fencing around the trees to protect them from the deer.
The group may come back to request funds for more permanent fencing around the trees.

3433 Paseo Mira Vista – This owner requested that the roads in Village 23 be slurry sealed.
He stated that these roads now look worn compared to the rest of the community because
they were not included in the last sealing.

Tony Manning made a motion to approve the sealing of the Village 23 roads. It was seconded
by David Stanley. The motion carried.

IV. President's Report

Shamus McClure reported that the association has purchase Daffodil bulbs to be planted
by Volunteers around the community in the Common Area. A notice was recently sent out
To residents advising the Daffodil Planting Day as Saturday, February 6th at 11:00 AM.

Treasurer's Report

Bill Kemper reported that the year end total for the Operating Account is \$248,211.00,
Reserves \$1,119,881.00.

Lien & Foreclosure Approval – Bill Kemper made a motion to approve the Authorization to Proceed with Foreclosure on APN# 332-140-016-000. It was seconded by Tony Manning. The motion was unanimously approved.

V. New Business

Landscape Projects

Shamus McClure reported that 13 benches will be added to the Common Area of the Community, primarily along the walk paths. In addition, trees and carpet roses will be added to the two open spaces in Village 20. Flowers will be added below the large circular planter At the Village 19 entrance.

CC&R Revisions

The Board has agreed to begin revising the outdated CC&R's for the association. The Board will work together with counsel to review and revise the current documents. The revised documents should be ready for Member review in about 6 months.

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. Old Business

Incomplete Backyard Landscaping

Last year the Board directed management to send out Violation letters to all owners that have not completed their backyard landscaping. Letters went out in March 2020. However, due to COVID-19, it was decided the further enforcement would be held off for a time. The Board has now decided to restart the enforcement project. All owners who have not yet complied with the Rules will once again receive a letter requesting compliance or the opportunity for a hearing.

Overnight Street Parking

A reminder was provided to all residents that the Association has asked CAL-TAC, the night time security patrol to tag cars that are parked on the street overnight. Once a car has received three warning tags, the car will be towed on the fourth sighting.

VII. Adjournment 7:10 PM

Respectfully submitted,

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