



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

July 15, 2021

I. Call to Order – 6:20 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 March 18, 2021 Minutes as read. It was seconded by Tony Manning. The motion carried.

There were no May 2021 Minutes for approval as the Member Meeting was cancelled.

III. 2021 Annual Meeting

Determination of Quorum

The Inspector of Elections, John Owen, announced that a quorum was determined based upon members who signed-in on the attendance roster and the number of returned Official Ballots.

Selection of Ballot Counters

The following homeowners volunteered to count ballots; Jackie Nelson, Village 23, Bob Zdravecky, Village 23, and Doug Alcorn, Village 16. The Association thanks them for their willingness to assist in the election process.

Announcement of Elected Directors

Tony Manning received 219 votes, John Fett received 153 votes, and Linda received 182 votes. Lee McCormick received 140 votes. The newly elected Directors are William Kemper, David Stanley, and Brian Hood.

The Association would like to thank Shamus McClure for his past 10 years of service as President of the Verdera Community

Election of Directors

The election was tabled for a future meeting.

IRS Roll-Over Resolution

By a majority vote, the membership approved the IRS Roll-Over tax savings resolution.

IV. Treasurer's Report

Bill Kemper reported that at the end of May there was \$325,938.00 in the Operating Account, and a total cash amount of \$1,230,456.00. There is \$1,281,624.00 in Reserves and \$1,400,000.00 in total assets. The Operating Fund is currently \$8,044.00 under budget.

Liens & Foreclosures

Tony Manning made a motion to approve the following liens & foreclosures that have been previously reviewed and approved at an Executive Meeting.

APN # 337-030-017-000

337-080-026-000

337-300-044-000

337-160-036-000

The motion was seconded by Bill Kemper. The motion was unanimously approved.

V. Homeowner Forum

1640 Bella Circle – Owner requested that Member Meeting Minutes be mailed to all owners. The Board advised that they are made available on the website, but could also be emailed to owners.

3433 Paseo Mira Vista – Advised the Board that he believes the walking trails are in need of repaving. This owner also asked about the Reserve project of painting/repairing the stucco walls. Management will review the walking trails for needed repairs. Additionally, there is approximately \$375,000.00 in Reserves for the stucco wall project.

1976 Camino Verdera – This Owner thanked the Board for all their hard work and time volunteered throughout the year.

1905 Camino Verdera – This new owner would like to install a Little Library near her home. The Board said they would review the project and respond back.

VI. New Business

CC&R & Bylaw Revisions

The Board informed the Members that they are currently working on necessary revisions to the current CC&R's and Bylaws. These revisions will bring the HOA documents up to meet current laws and regulations. Once the documents are finalized with the association's attorney, revised copies will be sent out to the membership with a letter detailing the changes.

The membership will have 30 days to review the documents and then vote to approve the revisions.

Landscape Contractor Change V18 & 20

Due to a decline in service, the Board of Directors has decided to remove Brightview as the front yard landscape contractor and replace them with LandCare. LandCare will begin service on August 1st.

Common Area Landscaping

Landscape renovations will be begin shortly in Village 12 and along the EVA road leading from Village 23 to Village 12. Carpet Roses and upgraded irrigation will be added between the trees on Via Karina. Irrigation, trees and carpet roses will be added along side the EVA road. Additionally, a couple of trees will be added near the pathway on Rua Esperanza.

VIII. Adjournment – 7:30 PM

Respectfully submitted,

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