



**VERDERA COMMUNITY ASSOCIATION  
MEMBER BOARD MEETING  
HELD AT  
CATTI VERDERA COUNTRY CLUB  
SEPTEMBER 16, 2021**

**I. Call to Order – 6:10PM**

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 July 15, 2021 Minutes as read.  
It was seconded by Bill Kemper. The motion carried.

**III. Homeowner Forum**

Notes were unavailable from this meeting.

**IV. President's Report**

Tony Manning reported that the Board of Directors had just completed their Budget Meeting With the association's accountant, Mark Shade. Based on the current budget numbers, there will be a need to raise dues for 2022. The dues increase is primarily due to higher insurance rates, rising utility costs, and increases in landscaping fees.

Association dues will raise by \$10.00 per month to \$185.00, and the Village 18 & 20 landscaping fee will increase by \$16.00 to \$145.00 per month. The dues increase will begin on January 1, 2022.

**Treasurer's Report**

Bill Kemper reported as of the end of August there is \$334,131.50 in the Operating Account. The total assets are \$1,458,430.42.00. The Reserve Fund balance is \$1,079,616.38. The current delinquency amount is \$53,764.70. The August Reserve Fund spending was \$31,685.00.

**V. Old Business**

CC&R and Bylaw Revisions

The Board has been working with their attorney, Kyle Sproul, Sproul Trost LLP, to revise and update the current CC&R's and Bylaws. The revisions primarily consist of necessary revisions

due to changes in legislation. The revisions for both documents are now complete. A set of the revisions will be mailed out to all Owners for a 30-day review. A red line copy of the original documents will be made available, for comparison, on the Verdera website. Once the review time is over, a Ballot will be mailed to all Members to vote to accept the revisions.

**VI. New Business**

Speeding along Camino Verdera

Bill Kemper advised the Members that there appears to be an ongoing speeding problem along Camino Verdera and the Paseo Mira Vista crosswalk. Many residents feel this crosswalk is unsafe because drivers do not slow down as they approach the crosswalk. The Board has discussed the possibility of adding radar speed signs on this portion of Camino Verdera.

**VII. Adjournment 7:15 PM**

Respectfully submitted,

---

Leanne Luebkehan *for*  
Brian Hood,  
Secretary