



**VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTI VERDERA COUNTRY CLUB
MARCH 17, 2022**

I. Call to Order – 6:17PM

Directors Present:

Tony Manning, President
David Stanley, Vice President
Bill Kemper, Treasurer
John Fett, Director

Directors Absent:

Brian Hood, Secretary

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Minutes Approval

Tony Manning made a motion to approve the January 21, 2022, Minutes as read. It was seconded by Bill Kemper. The motion carried.

III. Homeowner Forum

There were no members who participated in Homeowner Forum.

IV. President's Report

The Spring Fling is coming up on Saturday, June 4th from 3PM to 6:00PM, at the lake gate. Tony Manning thanked David Stanley, Management, and all the volunteers for their work on the CC&R Revision Project.

Treasurer's Report

Bill Kemper reported as of the end of January there is \$340,508.00 total cash in the Operating Account. The total cash reserves are \$956,538.00. The Reserve Fund expenditures are \$24,300.00 under budget currently. To date, Verdera has spent 11% of the approved 2022 Reserve Fund expenditures. The Reserve account is currently 20% funded.

V. Old Business

CC&R and Bylaw Revision Conclusion

David Stanley reported that the CC&R and Bylaw revision vote passed. The tally was 318 FOR, 70 AGAINST. David thanked the numerous volunteers for who spent time making calls and assisting with Ballot collection.

David also advised the Members that the Board would not work on making the necessary Rules & Regulations changes to bring them in line with the revised CC&R's. A committee of homeowner volunteers will be put together to assist with this project.

VI. New Business

Village 18 & 20 Fence Maintenance

The Board is going to begin sending notices out to all owners who are not maintaining their fences. Several fences within the community are in need of paint, and or repair. The letters will notice the resident and provide them with a 90-day window to make repairs. If repairs are not made the owner will be called to a hearing with the Board.

Village 18 & 20 Landscaping

Both the Board and Management have received calls and comments recently about the state of the front yard landscaping. The Board met with LandCare to discuss the issues. LandCare will provide a quarterly report of what is to be done which will be posted to the website to provide owners with more information about the provided services and when they are scheduled.

Weed Abatement Common Area

The association is once again using goats to perform the required weed abatement throughout the Common Area. The goats will arrive on property in April.

Weed Abatement Lots

Lot Owner weed abatement must be completed by June 1, 2022. Management will perform inspections of all Lots that are vacant or under construction to determine if the weed abatement has been completed. If not, the lot will be photographed and the association will have the work done and bill back the owner the cost plus an additional \$150.00 administrative fee.

VII. Adjournment 6:56 PM

Respectfully submitted,

Leanne Luebkehan, *for*
Brian Hood,
Secretary