



VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTA VERDERA COUNTRY CLUB
MAY 19, 2022

I. Call to Order – 6:30PM

Directors Present:

David Stanley, Vice President

Bill Kemper, Treasurer

Brian Hood, Secretary

Directors Absent:

Tony Manning, President

John Fett, Director

Others Present:

Leanne Luebkehan, Association Manager

Ron Shearer, UNC Community Management

II. Minutes Approval

Bill Kemper made a motion to approve the March 17, 2022, Minutes as read.

It was seconded by David Stanley. The motion carried.

III. Homeowner Forum

1480 Bella Circle- Owner requested that information on upcoming landscape projects for Villages 18 & 20 be added to the Verdera website.

IV. President's Report

No report was given.

Treasurer's Report

Bill Kemper reported as of the end of March there was \$413,652.00 total cash in the Operating account. The total cash reserves are \$997,342.00. The total in Assets is \$1,479,076.00.

V. Old Business

Wall Project

The Association has \$600,00.00 in Reserves to complete the wall maintenance project. However, it appears that the project will come in far under budget at approximately \$200,00.00. This cost will cover stucco repairs where needed and painting the entire exterior of the walls.

Weed Abatement

June 1st is the deadline for all Lot weed abatement to be completed. HOA management will be verifying abatement and photographing any lot that has not been cut on Monday, June 6th. Non-Compliant Lots will have weed abatement done by the association's vendor. Owners will be billed back the cost of the work plus an additional \$150.00 administrative fee.

Summer Fun Day

Verdera's annual summer party will be held on Saturday, June 4th from 3PM to 6PM at the lake gate. Owners were advised that the lake gate entrance, and the portion of Camino Verdera from Monteverde Drive to the gate will be closed from 2PM to 7PM the day of the event.

VI. New Business

Rules & Regulations Revisions

The current Verdera Rules & Regulations require revisions to coincide with the recent adoption Of revised CC&R's and Bylaws. Revision is also required to bring the Rules up to date with current law. David Stanley will be heading a committee of homeowner volunteers to update this document. An email was sent out to ask for volunteers.

Lien & Foreclosure's

Bill Kemper made a motion to initiate foreclosure on APN #337-160-036-000. It was seconded by David Stanley. The motion was previously discussed, and was unanimously approved in Executive Session.

VII. Adjournment 7:25 PM

Respectfully submitted,

Leanne Luebkehan, *for*
Brian Hood,
Secretary