



VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTA VERDERA COUNTRY CLUB
JULY 21, 2022

I. Call to Order – 6:05PM

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
Natalie Trost, Bellwether Solutions

II. Minutes Approval

John Fett made a motion to approve the May 19, 2022, Minutes as read.
It was seconded by Bill Kemper. The motion carried.

III. Annual Meeting

Determination of Quorum

Natalie Trost, Inspector of Elections, announced that a quorum of 205 Ballots had been reached. 219 Ballots had been received in addition to the Members present.

Announcement of Elected Directors

Natalie Trost announced the ballot tally as follows;

- Susan Bolton – 143 votes
- Bill Kemper – 148 votes
- David Stanley – 140 votes

The association would like to thank Brian Hood for his past 6 years of service on the Board of Director's

IV. Homeowner Forum

3343 Paseo Mira Vista & 3127 Via Karina- Owners requested that a gate be installed at the bottom of Via Karina. They stated many people and bicyclists enter the community via the EVA road that runs off Twelve Bridges into Via Karina.

The Board has contacted the Lincoln Fire Department to determine if a gate would be allowed.

3511 Paseo Mira Vista – Owner asked how speeding is being dealt with along Camino Verdera.

The Board has approved the installation of two new radar speed signs near the intersection of Camino Verdera and Paseo Mira Vista.

212 Estrella Place – Owner asked about the unkempt house next door to him.

The Board explained that they are attempting to work with this owner one house at a time to bring him in to compliance.

2100 Ladera Drive – Owner complimented the Board on the all the projects recently completed within the community.

V. Treasurer’s Report

Bill Kemper reported as of the end of May there was \$522,477.00 total cash in the Operating account. The total cash reserves are \$963,854.00. The total in Assets is \$1,486,331.00. The

VI. Discussion Topics

Rules & Regulations Committee Update

The Committee is making progress on completing the draft Rules & Regulations document which will then be reviewed by the Board of Director’s for their comments. The committee is addressing topics such as outdoor lighting, quiet hours, and violation fines. In addition, they are making necessary changes based on legislation that has been passed in recent years regarding home office’s, landscaping, and ADU’s.

Once the revisions are complete, and have been approved by the Board, they will be sent out to all owners for a 30-day review and comment period, prior to adoption.

Kids on Golf Carts

It has been noted that there are many families that allow their children to drive golf carts within the community. The vehicle code states that you must a drivers license to legally operate a golf cart. The CC&R’s state that the rules of the road are to be followed within the Community. The Lincoln Police Department does patrol the streets within Verdera and has the authority to issue tickets on our streets.

Fence Maintenance

Many homes within the community have wood fences that require either repairs or paint. The HOA will soon begin sending out notices to owners whose fences are in disrepair. The letter will include a time frame to make the required repairs prior to violation notices being sent out.

VII. Adjournment 7:22 PM

Respectfully submitted,

Leanne Luebkehan, *for*
Brian Hood,
Secretary