



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

**I. Call to Order – 6:05PM**

Directors Present:

Tony Manning, President  
David Stanley, Vice President  
Bill Kemper, Treasurer  
Susan Bolton, Secretary

Directors Absent:

John Fett, Director

Others Present:

Ron Shearer, UNC Management  
Leanne Luebkehan, Association Manager

**II. Minutes Approval**

Bill Kemper made a motion to approve the September 15, 2022, Minutes as read. It was seconded by David Stanley. The motion carried.

**III. Homeowner's Forum**

3502 Camino Verdera inquired about contractor work hours. He stated that he had recently heard workers on-site nearby prior to 7:00 AM.

1905 Camino Verdera asked if there were any plans for landscaping around the new City water tower behind Verdera to mitigate the view. The HOA believes trees will eventually be added in the area.

1869 Camino Verdera thanked the board for repairing the roadway trip hazard at the Mailboxes at Camino Verdera & Prado Vista.

**IV. President's Report**

Tony Manning reported that a few new Common Area landscaping projects will begin over the next 6 months.

In addition, Tony encouraged Members to get a group together to attend upcoming Lincoln City Council Meetings to ask about the Landscape & Lighting Corridor maintenance.

**V. Treasurer's Report**

Total Operating Cash \$409,013.97

Total in Reserves \$934,652.43

Total Cash \$1,343,666.40

The Reserve budget is currently funded at 20.26%.

## VI. Safety Committee Report

Archie Terry reported on three topics the Safety Committee have reviewed.

1. Golf Cart Registration – He stated that community members do not wish to have to register their golf carts with DMV. If required, they would prefer ID decals associated to the owner’s address.
2. Neighborhood Watch – He asked the attending Members if anyone has any interest in beginning a Neighborhood Watch. There was no notable response from the attendees.
3. Via Karina EVA Road – It was stated that the bollards at the entrance to Via Karina from Twelve Bridges are not sufficient to keep speeding bicyclists or neighbors on quads from entering the community. Nor are they consistent with the other EVA road entrances within the community. The Committee recommends installing a gate at the EVA road where it meets Via Karina.

Tony requested that Management order some “Private Property” signs to post at the entrance to Via Karina from Twelve Bridges.

## VII. Old Business

### Radar Speed Signs Update

Two new radar speed signs have been installed on Camino Verdera between the Gate House and the round-a-bout. One going Northbound, the other Southbound. The signs were installed in an effort to slow down drivers on this stretch of roadway.

## VIII. 2023 Budget & Reserve Study

Bill Kemper reported that there will be an 11 percent increase in HOA dues to \$205.00 per month. The dues increase is due to increases in grounds maintenance, utilities, and higher reserve contributions required. In addition, the Village 18 & 20 landscaping fees are being increased to 152.00 per month.

### Holiday Party & Christmas Decorations Contest

The Holiday Party will be held on December 15<sup>th</sup> at 7:00 PM at the Catta Verdera Country Club. This will be an adults only cocktail party. In addition, prizes will be given to the three homes that are judged to have the best decorations within the community. Prizes will be given out at the Holiday Party.

### Lake Gate Parking Lot

New signs have been installed at the lake gate parking lot stating that the lot is closed from Sunset to Sunrise daily. Violators will be towed.

### Roadway Visibility at Camino Verdera & Paseo Mira Vista

At the request of Village 23 residents, the Board had Carson Landscape remove one tall Cypress tree to provide more visibility when turning left out of Paseo Mira Vista. In addition, 3 Crepe Myrtles are also scheduled to be moved to further help with visibility.

## VIII. Adjournment -7:40 PM

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Susan Bolton,  
Secretary