



**VERDERA COMMUNITY ASSOCIATION  
MEMBER BOARD MEETING  
HELD AT  
CATTI VERDERA COUNTRY CLUB  
JANUARY 19, 2023**

**I. Call to Order – 6:10PM**

Directors Present:

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

Directors Absent:

Tony Manning, President  
John Fett, Director

Others Present:

Ron Shearer, UNC Management  
Leanne Luebkehan, Association Manager

**II. Minutes Approval**

Bill Kemper made a motion to approve the November 17, 2022, Minutes as read. It was seconded by David Stanley. The motion carried.

**III. Homeowner's Forum**

There were no participants.

**IV. President's Report**

President Absent.

**V. Treasurer's Report**

Total Cash Assets \$1,349,869.00

Total in Reserves \$1,416,601.00

Reserve Expenditures for past year \$499,750.00

Operating Budget as of November 30, 2022, \$64,726.00

Liens & Foreclosures

David Stanley advised the membership that during Executive Session, a motion was made to approve foreclosure proceedings on APN#337-100-012-000.

**VI. Old Business**

Via Karina EVA Road Gate

The Board announced that they are obtaining bids for the installation of both a vehicle gate, and man gate, at the bottom of Via Karina. The vehicle gate would only be open for emergency vehicles. Resident access will be through the man gate only.

**VII. Old Business**

Community Landscape Project

The Board announced five locations within the Common Area where landscape projects will be started or continued.

1. Main Entrance, remove old vinca plants and replace with miniature Crepe Myrtles and bark.
2. Vista de Madera Curve, addition of decomposed granite to create a walking trail where no sidewalk exists, and the addition of rock and shrubs around the utilities in the open area across the street.
3. Bench on Walking Trail off of Corte Sendero, adjust location of bench, add a shade tree, and signage advising pedestrians to stay on trail.
4. Vista de Madera Cluster Mailbox Area near Via Karina, a tree line was previously added at the Vista de Madera curve. This project will extend the tree line closer to the cluster mailbox. Bushes will also be added around the mailboxes. This will bring the project to completion.
5. Curve on Camino Verdera near Monteverde Drive, improve drainage trough along roadway by creating a rock creek. The large oak tree will be trimmed up, and a Crepe Myrtle tree line will be added.

Daffodil Day

The annual Daffodil Day planting will take place on Saturday, February 4<sup>th</sup>. 7000 bulbs have been ordered. A notice will be sent out to all residents to obtain volunteers for planting. A pizza lunch & drinks will be provided to volunteers by the HOA.

Day at the Lake 2023

The annual Day at the Lake event will take place on Saturday, May 20<sup>th</sup>. More details to follow. This event is sponsored by the HOA and is free for all residents.

**VIII. Adjournment -6:45 PM**

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 Susan Bolton,  
 Secretary