



VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTA VERDERA COUNTRY CLUB
JULY 20, 2023

I. Call to Order – 6:20PM

Directors Present:

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

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer, UNC Community Management

II. Minutes Approval

David Stanley made a motion to approve the May 18, 2023, Minutes as read. It was seconded by John Fett. The motion carried.

III. President's Report

Election by Acclimation

The Bylaws allow that in the case of only 2 Members running for 2 open seats, it is not necessary to mail out Ballots, or hold a vote of the association, as long as the Nomination Applications were sent out, and the meeting was announced, to all Members of the Association.

The Board thanked John Fett for his years of service to the Community.

Election of Director's

The new Board of Director's was introduced to the Membership. Tony Manning, President, David Stanley, Vice President, Bill Kemper, Treasurer, Susan Bolton, Secretary, Whitney Eklund, Director.

IRS Rollover Resolution

There was a call for a vote of the attending Members to vote For, or Against, the IRS Roll Over Resolution.

The majority of the Members voted For the resolution.

Treasurer's Report

Bill Kemper reported that as of May 31, 2023 there was \$383,877.00 total cash in the Operating account. \$1,487,400. Total cash in Reserves. \$38,866.52 was added to the reserves in May. \$185,770.00 has been spent from the reserves year to date. The current Reserve fund balance is \$1,096,316.00.

Safety Committee Report

Archie Terry reported that there is concern among Members regarding children driving golf carts. Residents report seeing 6 kids on a 4 person cart. The Committee is questioning who is responsible in the event of an accident. California law requires that you must have a Driver's License to operate a golf cart on the street.

One Owner asked about starting a golf cart identification program.

The Board advised that golf cart rules were included in the recently revised Rules & Regulations document that was sent out to all Members.

IV. Homeowner Forum

None

V. Discussion Topics

Revised Rules & Regulations

Comments were provided by a homeowner regarding the deletion of mental health information under Pet Rules.

Commercial Vehicles category will change the 1 ton payload to a higher amount.

Under Pet Waste there is 1 grammatical error.

Weed Abatement

The goats are on the property currently. In advance of the goats arrival, the HOA had string trimmers cut a 20 foot fire break behind the backs of all homes. The goats were delayed this year due to extreme growth due to the heavy Winter rains, causing them work more slowly.

The HOA is entering in to a 5 year agreement with Capra Environmental to keep grazing costs down, and to secure an earlier date for grazing.

Home Improvement Projects

Many residents are currently having upgrade projects done at their home. Tony advised Members that they must first obtain DRC approval before re landscaping, remodeling, or adding new items to the front of the home.

Each Verdera Village has Design Review Guidelines, which are available for review on the Verdera website at Verderahoa.com

VI. Adjournment 7:45 PM

Respectfully submitted,

Susan Bolton,
Secretary