

Nov 16, 2023 | 📅 Verdera Association Member Meeting

Catta Verdera Country Club:

Directors Present:

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

I. Call to Order - 6:05 PM

II. Minutes Approval

David Stanley made a motion to approve the September 21, 2023, Minutes as read. It was seconded by Susan Bolton. The motion carried.

III. Homeowner's Forum

- A. 100 Corte Del Valle & 3511 Paseo Mira Vista asked about the rules that prohibits hanging string lights on backyard fences and not allowing garbage cans to be placed before 5 PM the day before collection day. The board of directors reminded all members that the Rules & Regulations needed to be updated from 2004 and provide further clarification from the Covenants, Conditions & Restrictions (CC&Rs). If members have further comments, they can email them to Leanne.
- B. 100 Corte Del Valle expressed concern about the vehicles speeding along Camino Verdera
- C. (address unknown) expressed concern that the Lincoln Police Department are no longer patrolling Verdera's private roads. The board clarified that this is only for traffic violations and that Lincoln PD would continue to patrol Verdera private roads for other matters.
- D. A Via Karina resident inquired about when the gate at the end of Via Karina would be installed. The board advised that we have updated the gate design and are getting quotes for the gate.
- E. The annual Golf Cart Parade will be held on Saturday, December 16th.

IV. President's Report

Tony Manning stated that he will be stepping down as President and that the Board of Directors has elected him as Secretary. Furthermore, David Stanley will serve as President, Susan Bolton as Vice President, Bill Kemper as Treasurer and Whitney Eklund as Treasurer.

V. Treasurer's Report - Bill Kemper

Total Operating Cash \$ \$217,238

Total in Reserves \$\$979,545

Total Cash \$ 1,196,783

The Reserve budget is currently funded at 23% through 2024.

VI. New Business

The 2024 budget has been approved and the significant increases were in insurance, utilities and general maintenance. Therefore, there will be an increase in dues by:

The monthly HOA dues for all members will increase by \$11, from \$205 to \$216.

Landscaping due for Village 18 & Village 20 will increase by \$15 from \$152 to \$167.

A hard copy of The Verdera Community Association Pro Forma Operating Budget for Fiscal Year 2024 will be mailed and should be received by the end of November. If you would like to receive the budget in the future by email, there will be a form to opt in. This letter will be included in the November mailing.

Bill Kemper made a motion to approve property liens, seconded by David Stanley. The motion carried.

APN#337-020-013-000 & 337-300-043-000

Verdera Welcome Committee

Heather Wright and her committee members, Mary Lemke, Elaine Burgess, Joanna Broyles, Jamie Boyda and Korbi Gomes presented to the membership a "Welcome Basket" to welcome to Verdera residents. These "seasonal" baskets will include a Resource booklet with information about the community, Association rules, local vendors/restaurants, logo hats, T-shirts, wine glasses and other goodies to make new residents welcome. These will be delivered ~ 2 weeks after they move in. The committee proposed selling the Verdera logo hats and T-shirts to the broader community to help offset the welcome baskets.

Verdera Association Holiday Party will be held at the Catta Verdera Country Club on Thursday, December 21st. We will announce the three winners of the Outdoor Holiday Decorating Contest.

The meeting adjourned at 7:15 PM.