



**VERDERA COMMUNITY ASSOCIATION  
MEMBER BOARD MEETING  
HELD AT  
CATTa VERDERA COUNTRY CLUB  
MARCH 21, 2024**

**I. Call to Order – 6:12PM**

Directors Present:

David Stanley, President  
Susan Bolton, Vice President  
Bill Kemper, Treasurer  
Whitney Eklund, Director

Directors Absent:

Tony Manning, Secretary

Others Present:

Leanne Luebkehan, Association Manager

**II. Minutes Approval**

Bill Kemper made a motion to approve the January 18, 2024, Minutes as read.  
Susan Bolton seconded the motion. The motion was unanimously approved.

**III. Homeowner's Forum**

1641 Camino Verdera – Discussed clean up of Camino Verdera due to construction, and weed abatement work in the thicket near his home.

3319 Paseo Mira Vista – Asked about Reserve Fund funding levels. She felt the reserves should be closer to 70 percent funded.

3288 Vista de Madera – Asked if the newly approved vehicle gate at the end of Via Karina would be open for vehicle travel. David advised that it would only be opened for emergency vehicles.

2065 Prado Vista – Addressed the newly installed cameras near the Little Library. Members were told that the cameras were installed due to vandalism of the library.

**IV. President's Report**

David Stanley reported that Daffodil Day had 30 to 40 volunteers who helped plant 7500 Daffodil bulbs.

**V. Treasurer's Report**

Bill Kemper reported that the Operating Account has \$348,316.00 in total cash. The Reserve Account total is \$1,245,058.00, and the community is 24% funded. The Board expects to spend \$502,609.00 in 2024.

## **VI. Property Manager's Report**

Leanne Luebke reported that the EVA road gate installation is set to begin in mid April. There will be both a walk gate and an emergency vehicle gate. The emergency vehicle gate will only be opened when required for emergency vehicles.

Village 18 & 20 landscaping appears greatly improved since Fig's took over. They have just gone through the community performing all necessary irrigation system repairs at the homes. The bark refresh is due to be completed by March 29<sup>th</sup>. Soon thereafter, they will begin weed spraying.

Elite Lighting is about to begin an LED upgrade to the Verdera street lights. Half the lights will be changed out in 2024, and the other half in 2025.

The Board is still looking for volunteers to help with annual events. Anyone interested that hasn't already responded to can email [Leanne@verderahoa.com](mailto:Leanne@verderahoa.com) to sign up.

## **VII. Old Business**

### CVCC Cell Tower Update

The country club is moving forward with the installation of a Verizon cell tower, to be installed on golf course property near the Landscape yard. An installation date has not yet been set.

## **VIII. New Business**

### Common Area Weed Abatement

A motion was made by Bill Kemper to approve a bid from Steven Gregory to perform the community weed abatement using goats, at a cost of \$69,200.00. It was seconded by Susan Bolton, the motion was unanimously approved.

Due to the increased costs of weed abatement, the Board is obtaining bids to begin a weed spraying project in areas up to 30 feet below the homes, to reduce the overall acreage that requires abatement.

### Common Area Landscape Improvements

Bill Kemper made a motion to approve the Carson Landscape bid to improve the trail head area on Camino Verdera & Vista de Madera, the bench area at Camino Verdera and Paseo Mira Vista, and the Common Area bench on the hill between Vista de Madera and Corte Sendero. A second bid includes the removal of 3 pine trees at the main entrance to Verdera. The total of the bids is \$39,280.00. It was seconded by Whitney Eklund. The motion was unanimously approved.

### Homeowner Survey & Town Hall Meeting

Susan Bolton advised that the Board would like to send out a survey to all Members asking how they feel the community could be improved, and what type of new things they would like to see take place within Verdera. Once the survey has been completed, the Board would like to hold a Town Hall Meeting to discuss the results with the Members.

### Day at the Lake

The Verdera Annual Day at the Lake event will be held on Saturday, June 1<sup>st</sup>, from 3:00PM to 6:00PM. The event takes place on the lawn area near the back lake gate. This HOA sponsored event includes food vendors, drinks, a live band, and jump houses for the kids. The event is open to all residents.

**Adjournment: 7:10 PM**

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Leanne Luebkehan, *for*  
Tony Manning,  
Secretary