



**VERDERA COMMUNITY ASSOCIATION  
MEMBER BOARD MEETING  
HELD AT  
CATTa VERDERA COUNTRY CLUB  
MAY 30, 2024**

**I. Call to Order – 6:00PM**

Directors Present:

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

Others Present:

Leanne Luebkehan, Association Manager  
Ron Shearer, UNC Community Management

**II. Minutes Approval**

Susan Bolton made a motion to approve the March 21, 2024, Minutes as read.  
Bill Kemper seconded the motion. The motion was unanimously approved.

**III. Homeowner's Forum**

No Comments were given.

**IV. President's Report**

David Stanley reported that the three Common Area landscape projects are currently underway. The first one on the walking trail below Corte Sendero has now been completed. Trees, plants and a larger bench pad have been added to make the area safer, and more attractive.

**V. Treasurer's Report**

Bill Kemper reported that as of the end of March the Operating Fund has \$260,602.00 in total cash. The Reserve Account total is \$991,786.00, and the community is 23.07% funded.

**VI. Property Manager's Report**

Leanne Luebkehan reported that Lot clearing must be completed by June 1<sup>st</sup>. On June 3<sup>rd</sup>, Management will photograph lots that have not had weed abatement performed. The HOA will then have their vendor come in and clear the Lots and bill back the Owners. The HOA adds a \$150.00 Administrative fee to the cost of the abatement.

The goats are finishing up the community and will be out by the 1<sup>st</sup> of June. String trimmers will come through and clean up along the fence lines.

We have 350 RSVP's for Day at the Lake on June 1st. The event will include a live band, 5 food vendors and drinks, and bounce houses for the kids.

## **VII. Old Business**

### CVCC Cell Tower Update

The Board advised that this is not an HOA issue. Therefore, the Board is not taking a position on the topic. Immediately following this Member Meeting Catta Verdera Country Club General Manager, Clint Bassett, will hold a meeting to discuss the cell tower project. The meeting will include a Q&A session with Verdera residents.

### Homeowner Survey & Town Hall Meeting

The Board is preparing a survey that will be sent out to all Owners via Survey Monkey. The survey will ask owners to comment on various items regarding life within Verdera. The results of the survey will be discussed at the Annual Meeting on July 18<sup>th</sup>.

## **VIII. New Business**

### Community Vandalism

David Stanley discussed recent vandalism that has been experienced within Verdera such as damage to the Little Library and kids from out of the community riding around on scooters and motorbikes. To help combat this issue, new fencing is being installed in the Common Area along Via Karina, and fencing and a gate are also being installed at the EVA road on Via Karina.

### Verdera Rules & Regulations Reminders

Signs are not allowed in front yards, with the exception of For Sale signs, security company signs, and No Soliciting signs.

String Lights are not allowed along the rear backyard wrought iron fencing, or along the tops of wood fencing.

Garbage cans must be kept inside your backyard fencing. They may not be left out on the Driveway, or at the front of your home.

Trailers of any kind may not be stored on the driveway. Any type of trailer, such as dump trailers, camping trailers, boats, etc. must be kept in the garage where they can not be seen from the street, or by surrounding neighbors.

**Adjournment: 6:20 PM**

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Tony Manning,  
Secretary