



**VERDERA COMMUNITY ASSOCIATION
MEMBER BOARD MEETING
HELD AT
CATTa VERDERA COUNTRY CLUB
JULY 18, 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

Bill Kemper made a motion to approve the May 30, 2024, Minutes as read.
Susan Bolton seconded the motion. The motion was unanimously approved.

III. Homeowner's Forum

204 Estrella Place: The homeowner asked if the HOA still employed security to check for cars on the street overnight. The Board advised that the nighttime security patrol was still in place.

3337 Paseo Mira Vista: The owner advised that the window displaying last names on the Tele-entry system at the main gate appears cloudy. Management will have the Door King vendor take a look.

3571 Vista de Madera: This owner wanted to know what types of flags were allowed. The Board advised that U.S. Flag is allowed, as well as the police and fire versions of the U.S. Flag.

3502 Paseo Mira Vista: The owner wanted to know if the HOA had considered Flock Cameras for the community, which tie into the local police department. They were advised that the Board did have a representative from Flock provide them with a bid, however, the cameras and the 24/7 monitoring exceeded the HOA budget restrictions.

2094 Ladera Drive: This owner asked why the HOA did not provide information to all owners regarding break ins at resident homes. The Board advised that not all owners contact the HOA office regarding a break-in, therefore, information cannot be shared.

IV. President's Report

No report provided.

V. Treasurer's Report

Bill Kemper reported that there is currently \$302,355.00 in total cash, Operating Fund, and \$887,292.00 in Total Cash, Reserves for a total cash balance of \$1,189,647.00. In May \$38,219.00 was collected for Reserve Funding for a total of \$191,093.00, year to date. The Reserve Fund is currently 23.14% funded.

VI. Property Manager's Report

No report provided.

VII. Old Business

Cell Tower Update

David Stanley announced that CVCC has decided to abandon the cell tower installation at this time. They announced it in their members in their July newsletter.

Homeowner Survey & Town Hall Meeting

The Board announced that the Homeowner Survey would go out the week of July 22nd. Homeowners will have 2 weeks to respond to the survey. Results will be tabulated, and announced at the September 19th Annual Meeting.

Via Karina Gate Update

David Stanley advised that the vendor chosen to create the stucco pillars had to back out of the project. Therefore, they are obtaining new bids from other vendors.

Landscape Improvements

The bench above the mailboxes on lower Vista de Madera has had new landscaping added. The bench on the walk path along Camino Verdera, under the big Oak tree, has had the pad widened, wrought iron fencing added to make it safer for usage.

VIII. New Business

Chief Alves, Guest Speaker, City of Lincoln Public Safety Chief

Chief Alves that 9 new fire fighters have been hired. Which will provide 3 personnel on each truck as it goes out for calls. A new Deputy Fire Chief has also been added. The Lincoln Police Department currently has 31 sworn police officers, 8 dispatchers, and 1 supervisor. The police department recently added 1 dedicated traffic officer. There are 3 staffed fire stations in the city, and 1 ambulance.

The city is looking at lowering the speed limit on Twelve Bridges to 45 MPH, which would allow golf carts to cross the road.

If anyone is interested in making a contribution to either the Fire Department or the Police Department, please go to Lincolnpublicsafetyfoundation.org. The money raised goes to raise money for specific needs such as equipment and gear, or training & education.

Fireworks Issue

The owner of the home where the fireworks were being set off has been noticed. A hearing will take place where it is the intention of the Board to levy fines against the owner.

Home Invasion

Many residents have asked about the recent break in on Vista de Madera, however, details

of the break-in were not shared with association management.

Restocking of Fish at the Verdera Lake

David Stanley made a motion to approve \$4,396.40 for restocking the lake with fish. It was seconded by Susan Bolton, the motion was unanimously approved. In addition, "Private Property" signs will be added at the lake.

New Trash Cans at the Lake

Susan Bolton made a motion to approve the installation of two new trash cans on cement pads next to the benches at each end of the lake. It was seconded by Bill Kemper. The motion was unanimously approved.

New Camera Addition at Main Gate

Bill Kemper made a motion to approve a bid of \$641.08 to add a camera at the Gate House which will record vehicles as they leave the community. It was seconded by Tony Manning. The motion was unanimously approved.

Adjournment: 7:28 PM

Tony Manning,
Secretary