

Veranda Neighborhood Association
c/o Woo-Cat Management
930 Red Rose Court
Lancaster, PA 17601

Board of Directors Meeting Minutes
January 12, 2018 at 8:30AM

Board Members:

Galen Miller
Anne Guenin
Tom Cumpson
Dr. William Spitler
Carolyn Staszak

Item 1: Call to Order & Agenda Acceptance – President Guenin called the meeting to order at 8:30AM and the agenda was unanimously accepted.

Item 2: Approval of Minutes – December 15, 2017 meeting minutes approved via email and uploaded to website.

Item 3: A&L Committee Report

A. The board discussed potential A&L process violations and WCPAM will continue to research a door concern.

Item 4: Management Report

A. Update: Sidewalk inspection update & report – The board asked WCPAM to get a legal opinion from an attorney concerning sidewalk property lines and maintenance responsibilities, common area tree/concrete section responsibilities, and enforcement. The board reviewed the legal opinion and decided to table further discussions until spring.

B. Rental Amendment Update – WCPAM updated the board on the rental amendment and the board will be looking for further updates at their February 2018 meeting.

C. Certified Letter Update – Board received an update from WCPAM regarding the homeowner's disclosures.

“To cultivate and preserve a community of homes and a landscape that endures and improves with age.”

Item 5: Financial Report

- A. Board reviewed the 01-01-2017 to 12-31-2017 financial package and will be provided with year-end closing information at their February 2018 meeting.
- B. Delinquent Account Updates – WCPAM and the board discussed 2017 delinquent homeowner accounts. Board authorized WCPAM to move forward with court action if homeowners failed to pay off their balances and/or enter into payment arrangements.

Item 6: Unfinished Business

- A. Let the record reflect that Veranda Neighborhood Association’s Board of Directors wish to meet with Charter Homes to review close-out procedures between the developer, builder, and HOA before Charter Homes officially exits the community.

Item 7: New Business

- A. Pond Management Agreement – The board unanimously approved extending their current pond management agreement with Aquatic Environments for 2018.
- B. WCPAM is to contact a homeowner noting that they are unable to park their car in the alleyway.

The next board meeting will be at 8:30AM on Friday, February 16, 2018

The meeting was adjourned at 9:10AM

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