

Veranda Annual Meeting
November 20, 2019 at 7PM
Four Season Golf Course

Annual Meeting Minutes:

Board Members:

Tom Cumpson, Carolyn Staszak, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid

1. **Introduction and Welcome** – President Tom Cumpson introduced himself and all board members to the community.
2. **State of the Association** – An overall review of Veranda 2019 was provided to the community. The Association’s finances are stable and no monies from the Association’s CD(s) have needed to be liquidated as the Board has been able to properly budget, with no unexpected expenditures, for 2019. Galen Miller serves as Treasurer and certifies all financial reports. The Board also reviewed various landscape enhancements and maintenance projects throughout the community.
2019 Accomplishments - Carolyn Staszak provided a list of 2019 accomplishments ranging from financial stability to landscape enhancements, fence barriers to ward off traffic onto common grass areas, and landscape replacements.
3. **Board Member Election** – With a quorum reached, all voting in-person and bi-proxy homeowners voted to retain Tom Cumpson for another term.
4. **Financial Report** – WCPAM reviewed the finances of the Association with community members and a handout was provided.
5. **Old Business/Committee Reports:** A&L Committee Updates and Social Committee Updates – The A&L Committee provided an update reviewing 2019 submissions and Dr. Spitler reminded homeowners to please submit an A&L application for any proposed exterior changes (even for roofs). Social Committee Chair Carolyn Staszak reviewed the list of social committee functions in 2019. Carolyn Staszak alerted the community that they will receive a survey to help the committee assess what activities the community would like the social committee to plan.
6. **New Business:** Spotted Lanternfly Presentation – Homeowner and Penn State Liaison Lois Miklas provided the community with information concerning the Spotted Lanternfly.
7. **Member Q&A session** –
 - A. Homeowner complimented Tom Cumpson for his exemplary job as president of the HOA.
 - B. Homeowner asked about dog feces throughout the community.
 - C. Homeowner appreciated the board’s fiscal watch of the Association.
 - D. Homeowner inquired about social committee activities and the survey procedure.
 - E. Homeowner asked Lois Miklas specific questions about the Spotted Lanternfly.
8. **Adjournment** – The meeting adjourned at 8:15PM

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Veranda Agenda & Financial Snapshot
Ending Balances Date: October 31, 2019
*Information will change

Ending Balances for Checking & Savings account as of October 31, 2019:

Checking - \$8742.96
Savings - \$61,636.99

Total - \$70,379.95

*please see budget v actuals for income and expenses for Singles and Towns & Carriages

CD Account Information as of November 20, 2019

- CD 1960 - Balance is \$27,668.15 – Common Reserve
- *CD 1979 - Balance is \$31,145.26 – Towns & Carriages Reserve*
 - CD 1755 - Balance is \$51,356.14 – Common Reserve
 - CD 1798 - Balance is \$25,639.59 – Common Reserve
- *CD 4366 - Balance is \$30,969.12 – Towns & Carriages Reserve*
 - CD 5645 - Balance is \$51,033.69 – Common Reserve
 - CD 5653 - Balance is \$52,154.11 – Common Reserve

Total CD Portfolio - \$269,966.06

Overall Portfolio Total - \$340,346.01

2019 Home Sale Totals: 7