

## **Board of Directors Meeting Minutes**

March 16, 2018 at 8:30AM

### **Board Members:**

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

Item 1: Call to Order & Agenda Acceptance – President Anne Guenin called the meeting to order at 8AM and made a motion to accept the agenda. The board unanimously accepted the agenda.

Item 2: Approval of Minutes – February 16, 2018 Meeting Minutes – Approved via email

Item 3: A&L Committee Report

- A. 1464 Drake – Trampoline was approved per the restrictions and insurance conditions noted by the board.
- B. 1441 Drake – Extend Fence & Landscaping was approved.
- C. 1326 Banner – Landscaping plan was approved.
- D. Dr. Spitler noted: Two homeowners need a friendly reminder to submit applications:  
1301 Banner for construction of brick steps and 1429 Drake for change in door color

Item 4: Management Report

- A. Rental Amendment Update – The board reviewed homeowner ballot submissions concerning the rental amendment. The board will revisit this matter at their April 2018 meeting.
- B. Charter Update – The board discussed Charter’s exit time-line and repairs that still need to be made in the community.

Item 5: Financial Report

- A. Board reviewed the February 2018 financial package and unanimously approved.
- B. Board discussed delinquent homeowner accounts and directed WCPAM to continue collection efforts.

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

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. WCPAM will email East Hempfield Township to ask them to remove the Belgian block sitting in the mulch bed.
- B. The board discussed grass remediation needs within Dewey Alley.
- C. The board asked WCPAM to order 3 pond signs with the noted language: Veranda Residents Only, No Skating, No Trespassing, and Do Not Enter Pond.
- D. WCPAM will contact the Village Grande requesting their expectations for neighbors. There have been reports from Veranda neighbors that residents from the Village Grande are abrasive towards Veranda residents that use Village Grande walking paths. However, Village Grande residents often use Veranda walking paths with no issues.

The meeting adjourned at 9:25AM.

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