

Board of Directors Meeting Minutes

April 27, 2018 at 8:30AM

Board Members:

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

Item 1: Call to Order & Agenda Acceptance - President Guenin called the meeting to order at 8:30 a.m. The agenda was unanimously accepted with the addition of the A&L committee report and trash can violation updates.

Item 2: Approval of Minutes – March 16, 2018 Meeting Minutes were unanimously approved.

Item 3: A&L Committee Report

- A. 1298 Hammock – Landscape plan approved.
- B. 1429 Drake – Front door request was approved
- C. 1434 Picket - Landscape plan approved.
- D. Tom Cumpson and RPI will work together to bring a landscape plan to the board to add trees around playground sitting areas.

Item 4: Management Report

- A. Rental Amendment Update – WCPAM will continue to contact homeowners that have not submitted their rental amendment update votes. Board members will be asked to assist with contacting homeowners if Fiona is unable to contact homeowners during her inspections.
- B. Homeowner Playground Concern – The board reviewed a homeowner’s playground concern. The board noted that they have updated the signage throughout the playground, sent newsletter updates to all homeowners reminding them about the playground rules and regulations, and follow up on all verifiable concerns submitted to the board in writing.
- C. 1442 Drake Broken Window – WCPAM had RPI follow up on a window concern. It was determined that RPI did not cause the window damage.
- D. Pond Signs and Slow Down Sign Installation – Contractor George Lane will contact board members Tom and Carolyn for sign placement directives.

Item 5: Financial Report

- A. Board reviewed March 2018 financial package and unanimously approved.

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.
- B. Charter's Exit Plan – The board discussed Charter's plans to exit the community. The board will update residents when Charter provides the board with a timetable.

Item 7: New Business

- A. RPI Landscape Progress Update – The board reviewed the landscape progress to date and felt RPI is meeting the landscape needs of the community. Galen Miller will request an updated bid for snow and mow from RPI.
- B. Empty Entrance Pole – WCPAM will ask Charter homes if they plan to remove empty entrance poles when they exit the community.
- C. Spring Inspection – WCPAM plans to commence the spring inspection during the weeks of May 14th – May 25th. Inspections are weather dependent and will commence once homeowners have been given notice that an inspection will be taking place.
- D. The board discussed a few homes that are out of compliance with the trash can policy. WCPAM will follow up with the homeowners.

Adjournment – The meeting adjourned at 10:15AM

