

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

Board of Directors Meeting Minutes

November 17, 2017

Board Members:

Galen Miller

Anne Guenin

Tom Cumpson

Dr. William Spitler

Adam Aloisi

Board Member-Elect: Carolyn Staszak

Item 1: Call to Order & Agenda Acceptance

Let the record reflect that the meeting was called to order at 7:55am and the agenda was unanimously accepted.

Item 2: Approval of Minutes

A. Galen Miller made a motion to approve the October 20, 2017 Executive Board Meeting Minutes and October 25, 2017 Annual Meeting Minutes and Tom Cumpson 2nd the motion. Both sets of meeting minutes were unanimously approved, uploaded to the website, and emailed to homeowners.

Item 3: A&L Committee Report

- A. The Nov A&L meeting was held 11/14. The committee reviewed requests from homeowners adjacent to Sylvan Rd. and the walking path near Kelley Dr. for more trees in the common areas. The conclusion was that additional landscaping is not needed near Sylvan, but trees could be added near Kelley, if water management is not compromised. The Kelley Drive request will be tabled until Spring.
- B. 1281 Getz; Deck plan was approved with additional information regarding setbacks. WCPAM was instructed to remind homeowner again that a landscape plan must be submitted when available.
- C. 1286 Getz: Deck was previously approved, but “tiki torches” were not in the original submission. The board asked WCPAM to investigate this matter further and report back to the board.

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



- D. 1441 Drake: New owner should be made aware that bed behind house is shared with VG homeowner, who has recently died.
- E. There may be a remaining ash tree at the corner of Amberly and Picket (1415 Amberly Street). The board directed WCPAM to ask RPI to investigate. It was decided to eliminate Ash trees from the neighborhood several years ago in response to the Emerald Ash Borer threat.

Item 4: Management Report

- A. Sidewalk inspection update & report – The board reviewed the sidewalk inspection and directed WCPAM to notify single family homeowners whose sidewalks constitute a tripping hazard. The board also asked WCPAM to submit recommendations to the board noting attorneys that may review the documents and offer a legal opinion concerning property lines, responsibility, and enforcement.
- B. Playground signs – WCPAM has ordered new playground signs. Signs will be installed by WCPAM during the week of 11/20/2017. WCPAM was also directed by the board to order two “Please Drive Slowly” signs for the community. WCPAM will contact Galen Miller for placement directives.
- C. Violation Fine Updates – WCPAM was directed by the board to continue fining residents that are violating trash can and other rules of the Association.

Item 5: Financial Report

- A. Woo-Cat Management presented the 01-01-2017 to 10-31-2017 financial package. The board unanimously approved the financial reports.
- B. Delinquent Account Updates – The board directed WCPAM to notify delinquent homeowners with excessive delinquent balances that court action will follow if they do not remit payment by the date stipulated on their delinquency notices.

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. Concrete Work: The board has decided to pursue other remediation options that are more cost effective. Galen Miller will update the board concerning remediation costs and time-lines.
- C. Rental Property Discussion – The board reviewed the proposed rental policy for the Association. WCPAM will review and present possible enforcement stipulations for the board to review.
- D. Reserve Study – WCPAM will review the 2013 reserve study and recommend a plan of action to the board concerning updating the study.

Item 7: New Business

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- A. New Board Member – Board directed WCPAM to include board member-elect Carolyn Staszak on all board communications.
- B. Carolyn Staszak volunteered to remove the car seats that were abandoned by the pond.

Adjournment – The meeting adjourned at 9:51am

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