

Board of Directors Meeting Minutes
Friday, January 17, 2019 at 8:30AM

Board Members:

Tom Cumpson
Carolyn Staszak
Galen Miller
Dr. William Spittler
Dr. Lyn Schmid

Veranda Board Meeting Minutes

Item 1: The meeting was called to order at 8:30AM.

Item 2: The board reviewed and unanimously approved the November 2019 & December 2019 meeting minutes.

Item 3: A&L Committee Report/Social Committee Report

- A. Dr. Spittler will provide updates (if applicable) - fence application was approved for 1325 Hammock.
- B. 1424 Banner “possible” submission - WCPAM has contacted the homeowner and reviewed the A&L policy with them.
- C. Carolyn Staszak will provide updates (if applicable) - social committee will be hosting the top 3 event choices, chosen by the homeowners. Homeowners will be notified of event information.

Item 4: Management Report

- A. Inspection Report Updates (Dog Waste Issue, Trash Can Issue, and Overall Condition of Property Issue):
 - 1. Dog Waste Issue - the board of directors has directed WCPAM to contact the alleged offending homeowner and offer to have the HOA pay for DNA testing of their dogs in order to rule out that their dogs are not the ones defecating on common ground. Should the homeowner refuse the DNA service, WCPAM is directed by the board, to fine the homeowner \$10.00 per day until a Dog Waste cleanup service can remove the dog feces and charge the homeowner for all dog waste clean-up services.
 - 2. Trash Can Issue - The board wishes to remind all homeowners that they may only place their trash out, beginning Sunday morning.
 - 3. Overall Condition of Property Issue - needs to power wash the exterior of the home (specifically the front of the home, the fence, and the side), roof line, and cleanup the landscaping by replacing dead shrubs/landscaping.

Item 5: Unfinished Business

- A. Spotted Lantern Follow Up - the board reviewed the letter from RPI and the board will follow RPI's guidance.

- B. Holiday Guidelines Committee - the board voted to establish a holiday guidelines committee and they are directed by the board to review the existing policies and make revisions to the current holiday guideline recommendations for the board to review before presenting the draft policy to the community for comment at the 2020 annual meeting.
- C. Electric on Middle Green - Galen Miller is directed by the board to work with the electrician to add electric to the Middle Green mailbox.
- D. RPI's Irrigation Proposal - The board unanimously approved RPI's irrigation proposal for 2020.

Item 6: Financials

- A. The board unanimously approved the December 2019 financial report. The board prefers names instead of addresses on the delinquent report.

Item 7: New Business

- A. Spring Inspection Discussion – WCPAM is directed to send a notification to homeowners in April that an inspection will be conducted during the first week of May 2020.
- B. Veranda Lights - Galen Miller was directed by the board to meet with an electrician to replace front entrance lights.

Adjournment – The meeting was adjourned at 10:30AM