

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

## **Board of Directors Meeting Minutes**

July 20, 2018 at 8:30AM

### **Board Members:**

Anne Guenin  
Galen Miller  
Tom Cumpson  
William Spitler  
Carolyn Staszak

Item 1: Anne Guenin called the meeting to order and the board unanimously approved the agenda with several additions.

Item 2: Approval of Minutes – Tom Cumpson made a motion to approve the June 22, 2018, meeting minutes, and Galen Miller seconded the motion. The board unanimously approved the meeting minutes.

### Item 3: A&L Committee Report

- A. A former submission by 1452 Banner to update his front door to a blue color was previously approved, and the homeowner may proceed with the change.
- B. 1282 Getz Way submitted a request to add summer awnings to the home. Submission was approved, but awnings must be removed at the official end of summer.
- C. WCPAM was asked to review files for a possible front porch change submission.

### Item 4: Management Report

- A. Rental Amendment Update – The board and WCPAM have made significant progress with obtaining rental amendment votes from homeowners. The board wishes to remind residents who still have not submitted their votes to please do so.
- B. Broken Curb Update – The board discussed the broken curb at the front entrance to the community off Harrisburg Pike. WCPAM will check to see who is responsible for fixing the curb.
- C. Charter Homes Update – The board discussed Charter’s plans to complete the last phase of Veranda. The board hosted the Chairman of the East Hempfield Board of Supervisors to discuss Charter’s obligations to both Veranda and the Township. The Chairman told the board that he will investigate providing the board with information concerning Charter’s bond held by the Township.
- D. The board and WCPAM discussed three homes that need immediate attention. WCPAM will follow-up with the homeowners.
- E. Privet Hedges – WCPAM will follow up with newly submitted privet hedge height concerns. The board and WCPAM recognize the immense heat and rainstorms have optimized the growing season and appreciate residents that keep up with trimming their hedges below 54’ and away from the sidewalks, walkways, and streets.

Item 5: Financial Report

B. Board reviewed June 2018 financial package and unanimously approved. The board asked to review the GL for electric services. WCPAM will provide with July's meeting minutes.

Item 6: Unfinished Business

B. 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. The board discussed a resident's concerns and will review RPI's shrub replacement and tree trimming plan. Town and Carriage homeowners will be notified if/when their property will receive landscape replacements and trimming. Residents wishing to install irrigation systems must complete an A&L request.

B. RPI proposals for tree and shrub work – WCPAM will forward the proposal to the board for their review and feedback.

C. Neighborhood Communication – The board discussed ways to get the remaining homeowner emails, so everyone can stay updated with the community.

D. A&L Applications and Resident Communication – The board reviewed the process of receiving, reviewing, and approving submissions. Residents will be notified that their submissions have been received and will be reviewed.

E. Board asked WCPAM to add "Fine Policy" to August's agenda.

F. The board discussed trimming of T/C properties. The contract with RPI stipulates two trimmings.

G. The board discussed possibly installing portable speed bumps in areas where speeding is a concern. WCPAM will price out portable speed bumps for the August meeting.

H. The board discussed the intersection of Sylvan Road and Harrisburg Pike with the chairman of the East Hempfield Board of Supervisors. The board would like the Township to investigate possibly changing that intersection by allowing traffic to turn right on red. It has been reported that that intersection's design is the reason why non-resident traffic cuts through the Veranda neighborhood.

**Next meeting will be held on Thursday, August 16, 2018 at 8AM.**

The meeting adjournment at 10:35AM.