

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

Board of Directors Meeting Minutes
July 21, 2017

Board Members:

Galen Miller
Doug Smith, Absent
Anne Guenin
Tom Cumpson
Dr. William Spitler, Absent

Item 1: Call to Order & Agenda Acceptance

Let the record reflect that Galen Miller called the meeting to order and made a motion to accept the agenda as submitted. Tom Cumpson 2nd the motion and the meeting was called to order and the agenda was accepted.

Item 2: Approval of Minutes

- A. June 23, 2017 (already approved via email and posted to website)

http://www.vhoa.info/uploads/2/4/2/0/24200862/june_23_meeting_minutes_veranda_neighborhood_association.pdf

Item 3: A&L Committee Report/Bryan Edwards

Here's the tentative version of the A&L message requested by WCM:

PLEASE check the A&L Guidelines before making a submission or scheduling with a contractor.

PLEASE make a formal A&L application if in doubt.

PLEASE notify management when making repairs or replacements which do not require an application.

DO submit an A&L application for:

- A. New exterior construction, such as additions, porches, or decks, as well as change in style of doors, shutters, awnings, or the like.
- B. New landscape.
- C. New hardscape.

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



DO NOT submit an A&L application for:

- A. Repair or replacement of exterior fixtures, including decks, stairs, railings, and windows, with improved materials, but unchanged appearance.
- B. Repainting with existing color scheme.
- C. Replacement of existing landscaping with similar/like landscaping.

Tom C. made a motion to accept the A&L committee's procedure clarifications and Anne G. 2nd the motion. The motion was unanimously accepted and approved.

Item 4: Inspections, Compliance, Concerns, and Vendors

- A. Inspection Updates, Homeowner Concerns, and Feedback
 - 1. 1472 Grassy Way – the board discussed homeowner's concerns and will keep homeowner updated as the situation with the offending homeowner is rectified.
 - 2. 1308 Kelley Drive - the board discussed homeowner's concerns and will keep homeowner updated as the situation with the offending homeowner is rectified.
 - 3. 1309 Veranda Way (please see board supplement on page 3) – board discussed and the situation has been rectified.
 - 4. 1282 Getz Way (please see board supplement on page 3) – board discussed and the situation has been reviewed with Charter Homes.
 - 5. 1314 Hammock Way (please see board supplement on page 4) – board discussed and the situation has been rectified.
 - 6. Communication with Charter (please see board supplement on page 5)
 - 7. 1449 Drake Lane (please see board supplement on page 5) – board discussed and homeowners will continue to receive notice of scheduled community inspections.
 - 8. Social Media Harassment of Neighbors – board discussed and wishes to note that the board is not responsible for the conduct of homeowners on social media platforms.
- B. Playground Bench Update – the board will be alerted when the playground bench is delivered and ready to be installed.
- C. Mailbox Pavilion Power Wash Bid – the board decided to allow Galen Miller to work with his vendor to oversee the painting and power washing of the mailbox pavilions.

Item 5: Financial Report (page 6 has bank account updates and amounts)

- A. Woo-Cat Management will present 01-01-2017 to 06-30-2017 - let the record reflect that Galen Miller made a motion to accept the financial package as submitted and Tom Cumpson 2nd the motion. The board unanimously approved the financial package.
- B. Delinquent Account Updates – the board asked WCPAM to notify all delinquent homeowners and work with them to bring their accounts current.

Item 6: Management Report

- A. WCPAM was on property to view the playground with our maintenance man and identify possible placement areas. Board will provide final placement directive.

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- B. WCPAM was on property responding to a storm water management concern behind 1326 Hammock Way. WCPAM will provide pictures to review with the board. The board asked WCPAM to send the pictures to Charter Homes for their review.
- C. WCPAM was on property to discuss security measure concerns with a resident.

Item 7: 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. (June's Meeting Minutes) Galen will contact concrete vendor about Hammock/Middle concrete issue due to tree roots. Update: Galen contacted the vendor and approved the work.
- C. (June's Meeting Minutes) The board will solicit bids to repair sinking paving around 2 catch basins in alley (The board awarded work to BR KREIDER). Galen Miller will work on a plan for ground hog control (Galen resolved this issue).

Item 8: New Business

Board/Committee Reports:

- 1. The board wishes to remind all residents that residents must go through the Architectural/Landscape Change procedure in order to change the exterior of their properties.
- 2. Board directives, feedback, and updates:
 - A. Tom C. emphasized that the Association's landscaper must maintain privet hedges to the governing documents stipulated height.

Adjournment – let the record reflect that the meeting adjourned at 9:25am.

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