

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

**Board of Directors Meeting Minutes
Friday, October 19, 2018 at 8:30AM**

Board Members:

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

Item 1: Anne Guenin called the meeting to order at 8:30AM and the agenda was unanimously accepted.

Item 2: Approval of September 11, 2018 Meeting Minutes – The meeting minutes were unanimously approved and have been posted to Veranda’s website. Tom Cumpson made a motion to have WCPAM alert the community when meeting minutes have been added to the Association’s website, Galen Miller 2nd the motion and the Board unanimously approved.

Item 3: A&L Committee Report

- A. 1421 Drake – Pool Application – Let the record reflect that the Board and the A&L Committee will email WCPAM further questions concerning the pool application. WCPAM will forward the questions to the homeowner for the homeowner’s response.

Item 4: Management Report

- A. Rental Amendment Update – Let the record reflect that the Board has obtained at least 75% approval from the voting membership to move forward with the rental amendment change. The Board directed WCPAM to record the rental amendment change in the Recorder of Deeds Office.
- B. Inspection Update – Let the record reflect that WCPAM provided the Board with the Fall 2018 inspection report.
- C. Financials – Let the record reflect that the Board unanimously approved the September 2018 financial reports.

Item 5: Unfinished Business

- A. Fine Policy - Let the record reflect that the Board provided WCPAM with a few fine policy changes and directed WCPAM to revise the fine policy and circulate back to the Board for final approval. Once the Board provides WCPAM with final approval, WCPAM has been directed by the Board to record the fine policy change in the Recorder of Deeds Office.
- B. Fence Power-Washing/Painting Update – Let the record reflect that George Lane finished the fence project and the Board commended George Lane for a

job well done! The Board would like George Lane to wrap the bottom of the fence posts in white aluminum metal to protect the fence posts from weed whackers and lawn mowers.

C. RPI Project Updates – WCPAM provided updates concerning several RPI projects. RPI noted:

“We are in process of installing the tree and shrub replacements in and around T/C’s and CA. All plant material for these two contracts should be in ground by this afternoon. Touch-up mulching will take place and be completed by this coming Tuesday afternoon. On Monday; we will be installing 5 trees in the common area on the west side of the property. We will then complete all mulching of plant material installed by end of day Tuesday. On Wednesday; the emphasis will be seeding work. This work (over seeding & 1408/1413 Picket) will continue through Friday and be completed Friday pm. The forecasted weather looks good at this time. No anticipated delays from weather should occur.”

Galen Miller stated that RPI will be mowing on Tuesday 10/23 before commencement of RPI’s over seeding project. Galen Miller noted that RPI did plant black eyed susan’s but the rabbits ate all plantings.

Tom Cumpson asked WCPAM to remind RPI that trees were removed on Banner drive but the stumps were never taken out nor were replacement trees installed. Mr. Cumpson wants RPI to provide an update on this work.

Item 6: New Business

A. Discuss Annual Meeting Format – Let the record reflect that the board delegated annual meeting topic presentations as noted below:

*A&L Report – Dr. William Spitler

**State of the Association Report – Tom Cumpson

***Financial Report – WCPAM Representative

****Charter Homes Update Report – Galen Miller

*****Social Committee Report – Carolyn Staszak

*****Fine Policy & Rental Amendment Report – Anne Guenin

*****Board Nominations - Anne Guenin

B. Roof Discussion - The Board decided that all homeowners must submit an A&L application before commencing any roof replacements. It is in the best interest of the community to have the A&L Committee approve all roof replacement materials in order to preserve the aesthetic integrity of the community and to protect the Association by having all roofing contractors provide their insurance and workman’s comp policies to the Association.

Adjournment – Let the record reflect that the meeting adjourned at 10:45AM.