

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

Board of Directors Meeting Minutes

October 20, 2017

Board Members:

Galen Miller
Anne Guenin
Tom Cumpson
Dr. William Spitler
Adam Aloisi

Item 1: Call to Order & Agenda Acceptance

Galen Miller called the meeting to order at 8AM and made a motion to accept the agenda. Tom Cumpson 2nd the motion and all board members approved.

Item 2: Approval of Minutes

A. September 15, 2017 Meeting Minutes were approved via email and circulated to the Association members.

Item 3: A&L Committee Report

Let the record reflect that Dr. Spitler and the A&L Committee finalized their updates and changes to the A&L procedure and guidelines. All changes and updates can be found on the website: www.VHOA.info

Item 4: Management Report

- A. Inspection update & report – Fiona provided the inspection update to the board of directors and reviewed homes that require more attention. The board instructed Fiona to focus her efforts on identifying sidewalk/walkway hazards throughout the community. The board asked Fiona to purchase new playground signs and to also continue fining homeowners in violation of the trash can policy.
- B. Playground mulch completed
- C. Annual meeting notices mailed/emailed to homeowners
- D. All walking paths have been seal coated and/or paved

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



Item 5: Financial Report

- A. Woo-Cat Management presented the 01-01-2017 to 09-30-2017 financial package. The board unanimously approved the financial reports.
- B. Delinquent Account Updates – Let the record reflect that the board reviewed the delinquent accounts for the Association.

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. (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. August 18, 2017 update: Galen will contact vendor and cancel 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.

Item 7: New Business

- A. Rental Property Discussion – Anne Guenin will provide the final copy of the proposed policy to the board at the November - December 2017 board meetings.
- B. 2018 Budget & Goals – Let the record reflect that the board adopted the 2018 budgets and the board is happy to report that dues will remain the same for 2018. Single family homes will pay \$61.00 per month and towns and carriages will pay \$165.00 per month.

Adjournment – Let the record reflect that the board meeting adjourned at 10:05AM.

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