

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

Board of Directors Meeting Minutes
September 15, 2017

Board Members:

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

Item 1: Call to Order & Agenda Acceptance

Let the record reflect that Galen Miller called the meeting to order at 8:00AM. Dr. Spitler made a motion to approve the agenda with the noted additions and Tom Cumpson 2nd the motion and the board unanimously approved.

Item 2: Approval of Minutes

Let the record reflect that the board previously approved the August 18, 2017 Meeting Minutes via email. The meeting minutes are uploaded to the Association's website.

Item 3: A&L Committee Report

- A. 1301 Banner – replace basement egress window. Let the record reflect the board approved this architectural change request as submitted.
- B. The A&L Committee Chairman wished to note that 1326 Banner expressed interest in adding a pool to their background. No A&L submission has been submitted.
- C. Let the record reflect that the board approved the installation of 1469 Grassy Way's replacement landscape design as submitted. The A&L committee noted that the plan did not require approval because the homeowner was essentially replacing shrubs.
- D. Let the record reflect that the board gave Galen Miller discretion over the approval of social club committee events.

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



Item 4: Financial Report

- A. Tom Cumpson made a motion to approve the 01-01-2017 to 08-31-2017 financial package as submitted and Anne Guenin 2nd the motion. The board unanimously approved the financial package as submitted.
- B. Delinquent Account Updates – WCPAM will email the board August 2017 delinquent homeowner accounts.

Item 5: Management Report

- A. Playground Bench was delivered and installed.
- B. Annual Meeting Update – The Annual Meeting will be held on Wednesday, October 25, 2017 at Brubaker's. WCPAM was advised to email the community on 9/15/2017 to call for interested homeowners to submit their biographies to the board by 9/25/2017 to present possible board member candidates to the full voting membership.

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. Let the record reflect that Galen Miller met with Charter Homes to discuss the time-line for final paving of roads and miscellaneous developer responsibilities. Charter Homes noted that they are working on a time-line and will report back to Galen Miller.
- 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.
- 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 noted that BR KREIDER will commence work when vendor can fit project into their schedule.
- D. Trash Can Violation Updates – Board directed WCPAM to implement the board's fine policy. The board feels that homeowners have been given ample notice to store their trash cans inside of their garages or to hide from plain sight.
- E. Snow Season – Let the record reflect that Galen Miller reported that RPI will be contracted to shovel common area sidewalks and Galen Miller will discuss the plowing of alleys with two other contractors and Galen will report back to the board. WCPAM noted that if last years snow vendors (for alley ways) are uninterested in providing snow clean-up services, WCPAM may be able to contract the alleys with WCPAM snow team.
- F. Mulch in PlayLanda – back ordered, delivered on Thursday, September 21, 2017.

Item 7: New Business

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



- A. Fall Weed Control – Herb Rogers suggested and RPI agreed that the new grass seed needs time to germinate and Fall Weed control may destroy new grass. Therefore, the board decided to skip Fall Weed control this season based upon both landscape vendors recommendations.
- B. Offsets in Walks – Galen Miller will present the board with a proposal to address this issue at the October 2017 board meeting.
- C. RPI proposal for trees and 1414 Picket Drive – Let the record reflect that the board unanimously approved both of RPI’s proposals.
- D. Replacing Black Eyed Susan’s Around Getz Green, Tree behind Dr. DiComo heath, and replacing Ash Tree that was cut down (1408 Banner Drive) Update – Let the record reflect that RPI will be performing the above mentioned services during the first and second weeks of October, 2017.
- E. Common Area trees – depth and mulch. The board discussed issues with the depth of the mulch around the trunk of the trees and the landscape vendor blowing freshly placed mulch on sidewalks and into grass. WCPAM will discuss with RPI
- F. 1296-1298 Vickery Lane – Tree Condition. Board will continue dialogue with homeowner regarding distressed tree.
- G. Rental Properties – Anne Guenin will provide the board with a copy of the Association’s proposed rental policy. WCPAM will discuss with local brokerage firms the possibility of mandating uniform real estate/rental signs throughout the community.
- H. Business between meetings – The board discussed information sharing and voting between meetings. Galen Miller advised that Mr. Miller will initiate email voting if Mr. Miller deems the vote cannot wait until the next scheduled board meeting.
- I. Final Directives – WCPAM will schedule a meeting between Jim’s Paving and Adam Aloisi to assess the remediation needs of the Association’s walking paths. The board discussed homes with violations and directed WCPAM to continue enforcing the fine policy.

Adjournment – Let the record reflect that the meeting adjourned at 9:50AM.

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

