

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

Board of Directors Meeting Minutes

June 22, 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 and the board unanimously accepted the agenda with additions.

Item 2: Approval of Minutes – May 18, 2018 Meeting Minutes – Approved via email and uploaded onto website.

Item 3: A&L Committee Report

A. The A&L Committee was divided over a tree removal request so the committee asked the board to review. After much discussion, the board chose to approve the homeowner's submission as long as certain requirements were met. The homeowner notified Galen Miller that the homeowner wishes to rescind their original application and the homeowner will not be moving forward with the landscape change request.

Item 4: Management Report

A. Rental Amendment Update – WCPAM updated the board concerning the progress made in getting residents to submit their rental amendment votes. The board will meet to decide how each board member will contact remaining residents that have not submitted their vote.

B. Spring Inspection Results – WCPAM reviewed the spring inspection with the board. WCPAM will notify all residents where violations were noted during the spring inspection.

C. Street Light Issue – WCPAM updated the board regarding a street light issue and explained that PPL will be back in the community to address the issue.

D. Resale Process Update and Overview – WCPAM reviewed the resale process with the board. The board agreed with WCPAM processes and procedures.

Item 5: Financial Report

A. Board reviewed the May 2018 financial package and unanimously approved.

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.

Item 7: New Business

- A. Galen Miller – Jim's Paving Estimate – The board unanimously approved the estimate and gave Galen Miller permission to execute upon the contract and oversee the contractor.
- B. The board was pleased to note that all residents appeared to be complying with the trash can policy.
- C. Several inspection concerns were brought to WCPAM attention. WCPAM will follow up with the homeowners.
- D. Carolyn Staszak updated the board on the pond and purchasing fish and will provide another update at July's board meeting.

Adjournment – The meeting adjourned at 10:01AM