



Veranda Board of Directors Meeting Minutes
Friday, April 16, 2021 at 9:00AM
Eden Resort

Board Members:

Tom Cumpson, Carolyn Staszak, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid

Item 1: The meeting was called to order at 9:00AM.

Item 2: The board unanimously approved the March 2021 meeting minutes via email.

Item 3: A&L Committee Report/Social Committee Report

- A. Dr. Spitler provided A&L submission updates:
 - 1. 1290 Vickery Fence – Approved but must follow governing documents and property line requirements.
 - 2. Artificial Turf (additional info provided by homeowner) – The board unanimously voted to have no artificial turf in Veranda.
 - 3. Outstanding A&L requests: (address removed) needs to complete a proper A&L request and (address removed) - will put new email address on file with WCPAM and homeowner will paint their steps the original color.
- B. Carolyn Staszak provided social committee update: Easter bunny handed out candy to families within the community.

Item 4: Unfinished Business

- A. (address removed) – he was asked to remove the sign in front of his home.
- B. WCPAM provided two resident updates: one homeowner is complying, and the other homeowner still requires some work.
- C. Artifacts in trees in common area – door hangers will be left on resident doors during the community inspection to let homeowners know that any item(s) in the common areas (including hanging from trees) will be removed by WCPAM and discarded by a stipulated date.
- D. Grad yard signs in year two of Covid – the board voted not to allow since there will be graduation celebrations, unlike in 2000.
- E. WCPAM will ask RPI for a planting suggestion update for an area that trees have not done well in the past.
- F. WCPAM will ask a homeowner for an update regarding the portable toilet the homeowner needed for contractors.
- G. Broken Drain in the Pond - WCPAM will follow up with GL.
- H. Send sidewalk bids to board when received from contractors.



- I. RPI mower use – Galen Miller gave RPI permission to use a different mower than noted in Veranda’s contract due to time concerns. The board is agreeable to RPI using the mowers.
- J. RPI Updates:
 - 1410 Picket – RPI will resolve at no additional cost to the Association.
 - 1440 Picket – board denied using sod. Tom will ask RPI for another option.
 - 1454 Banner – RPI recommended seeding in the Fall.
 - 1286 Vickery – remove 8 overgrown boxwoods. Board will allow it, but homeowner needs to pay the invoice since the boxwoods are healthy.
 - 1443 Drake – 2 Hollie trees need removed. RPI agrees the Hollie trees are not salvageable. Replacement with RPI’s recommendation. No decision made at the board meeting.

Item 5: Financials

- A. The board unanimously approved the March 2021 financial packet.

Item 6: New Business

- A. Middle Green Issues – the board will continue to monitor.
- B. Beauty Strips – WCPAM will ask Diane from Willow Valley to assess at Veranda.
- C. Pond Maintenance – WCPAM will remind the pond vendor to clear the leaves and other debris from the pond.
- D. 1282 Banner – Tom noted there may possibly be a drainage issue behind a house, also affecting a common area swale. Tom and Galen will assess and update the board.

Adjournment – the meeting adjourned at 11:05AM.

Next meeting - May 14, 2021, at 9:00 AM