

Veranda Board of Directors Meeting Minutes
Friday, December 18, 2020 at 8:30AM
Zoom Meeting Zoom

Board Members:

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

Item 1: The meeting was called to order at 8:30AM

Item 2: The board reviewed and unanimously approved the November 2020 meeting minutes via email.

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

- A. Dr. Spitler will provide A&L submission updates – No submissions.
- B. Carolyn Staszak will provide social committee updates – Looking for new members for the social committee. Please email Support@WooCatManagement.com if you are a parent with young children and wish to help the social committee plan neighborhood events for the kids.
- C. WCPAM Outstanding A&L Request Updates – there are currently 3 homeowners in violation of the A&L procedure. WCPAM will continue to follow up with the homeowners. The executive board approved two submissions during today's meeting:
 - 1. 1428 Banner door with the caveat that the door will be replaced with a different approved door if/when the current homeowner sells their home.
 - 2. 1418 Hammock Way submission to add trees, a concrete walkway behind their deck, and 4 planter boxes was approved.

Item 4: Unfinished Business

- A. WCPAM Update on Outstanding Violation Requests – WCPAM reviewed outstanding violations with the board and the board authorized WCPAM to continue with implementing the fine policy.
- B. (Address Removed)- discussion of my proposed resolution. WCPAM will reach out to the homeowner and provide options developed by board.
- C. (Address Removed)- WCPAM will address the situation and report back to the board.
- D. Sidewalks- The board reviewed the concrete contractor's comment regarding the sidewalks. The board will implement planned remediation during spring of 2021.
- E. Playground- WCPAM is waiting on quotes for replacing the timber bumpers with rubber bumpers at the playground.

Item 5: Financials

- A. The board unanimously approved the November 2020 financial packet.

Item 6: New Business

- A. RPI's evergreen tree proposal was unanimously approved by the board. The homeowner will pay 1/3 of the cost.
- B. Flags – the board decided to table the discussion until the January 2021 board meeting.
- C. (Address Removed) – the board discussed a homeowner concern.
- D. Porta Johns- the board will allow for approved construction projects within the community. Must make request a part of your A&L submissions.
- E. Wood Piles- the board emphasized that if wood piles are out of sight, homeowners are following the governing documents.
- F. Parents are reminded to supervise their children while the children are in common areas of the community. Children should not be playing in or around mailbox pavilions. Adults are reminded that if there is an issue with a child that is unrelated to you, please respectfully address the issue directly with the parent(s) and do not engage in altercations with children and/or parents.
- G. Snow Removal – the ice made conditions less than favorable to quickly remove the snow and ice. RPI will reevaluate their plan for the next snowstorm.
- H. Streetlight – WCPAM has reported a burnt-out streetlight on 3 separate occasions. WCPAM will continue to contact the electric supplier until the streetlight is fixed.

Adjournment – the meeting adjourned at 10:45AM.

Contractor's Reply Regarding Sidewalks Lifting:

There are a few different causes of rising concrete, and one of them is roots. Snaking and bulging roots can work their way under your concrete and push it up over time. Roots can cause cracks, misplaced slabs, and other headaches. Another common reason for rising concrete is poor soil conditions. Certain types of fill soil like clay absorb more water than other types of dirt and substrate. If the fill soil around your concrete is mixed improperly, it could swell at different rates and shift your concrete. Water is another culprit with the freeze and thaw cycles. The only way to know for absolute certain is to lift the concrete to determine if there is a tree root issue, soil issue, water issue, a combination of issues, or another reason.



1420 Amberly



1412 Amberly...2 sections coming up

Below are the three potential issues I currently see with raised sidewalks from tree roots. With the leaves falling I might have missed one but don't think so. All other issues to me are strictly HO. The below are 1405 /1410 Drake, 1410 Hammock Way, and 1461 HW. We replaced 1410 HW once before and cut the root. Board members Amber and had a conversation about this today and she offered to have her contractor assess the issue so that we might discuss at the next board meeting. If I missed a potential root issue please get it to Amber ASAP. Thx, Tom





1428 Amberly



1432 Amberly



These two are across the street from 1461 Hammock way