

Veranda Board of Directors Meeting Minutes
Friday, February 21, 2025, at 9:00am via Zoom

Board Members: Tom Cumpson, Galen Miller, Dr. William Spittler, Dr. Lyn Schmid, Brad Shulenberger

Item 1: Tom Cumpson called the meeting to order at 9:00am.

Item 2: No January 2025 board meeting.

Item 3: A&L Committee Report/Social Committee

- A. Dr. Spittler will provide the A&L updates - (2) Long-standing A&L Violations – The board would like additional information to be provided on these 2 submissions regarding fines and compliance with submission of the requests.
- B. Jennica Brodeur will provide the social committee updates – No updates provided

Item 4: Unfinished Business

- A. Concrete vendor for sidewalk repairs - Lefever will be out to assess and complete repair work in the spring on concrete damage due to tree roots. The board does not wish to use Brubaker for any concrete repair in the future.
- B. Walking path repairs – Leacock paving will be out to reassess and update their bid. Jim’s Paving and Hot Mix Paving will also be out the week of 2/24 to assess and submit a bid.
- C. Fall inspection follow up – Per November 2024 meeting minutes, WCM will conduct another step inspection in late-February/early March and give homeowners until May 1, 2025, to comply. This will include any past due power washing needs so residents can have them completed by the spring.
- D. Neighborhood directory –The board requested to have a resident directory provided to all board members.
- E. Open fines – The board would like to see any open/delinquent fines listed separately from delinquent monthly dues on either a monthly or quarterly basis.
- F. Removal of evergreen trees (Drake walking path) – From November 2024’s meeting minutes: “The Association has around 35 Douglas Fir trees along the walking path. Galen will ask RPI for updated pricing and email the information to the board for their review.” This project is currently on RPI’s schedule to complete as weather permits.
- G. Light post and signpost painting – 21 street light posts to paint. The painter is waiting until the weather warms up. Anticipate completion by April 1st, weather permitting.
- H. Signage - Drake & Amberly Stop Sign & Hudson Crosswalk – WCM dispatched George Lane to fix. George Lane said he spoke with Galen Miller and it was decided to wait until the ground is no longer frozen. The board also requested to have the sign at the Hudson Crosswalk taken down ASAP, it is currently a safety hazard.

Item 5: Financials

- A. The board approved the December 2024 financial packet and January 2025 financial packet. January 2025 Ending Balances: Checking: \$20,674.18, Savings: \$115,134.01, and CDs: \$201,611.14
- B. Delinquent Accounts – The board reviewed delinquent accounts with WCM.

Item 6: New Business

- A. There is a light out at the mailboxes at Banner and Veranda, the board will contact WCM for replacement if needed.

Next Meeting: Friday March 28th @ 9:30am. The board has asked Adam Aloisi to join the meeting as a non-member to get him acclimated before Dr. Spitler leaves the board.

Adjournment – 9:52am