

Veranda Annual Homeowner Meeting Agenda
Tuesday, October 24, 2023, at 7:00pm
St. Edwards Episcopal Church - 2453 Harrisburg Pike Lancaster Pa 17601 & Zoom

Board Members: Tom Cumpson, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid, Jennica Brodeur

*WCPAM will establish a quorum.

Item 1: Introduction and Welcome: President Cumpson will call the meeting to order and introduce all board members.

Item 2: State of the Association:

A. 2023 Accomplishments – President Tom Cumpson

B. 2023 Financial Report – Galen Miller and WCPAM will review the 2023 financial reports and homeowners will be provided with Budget vs. Actual reports. September 2023 Ending Balances: Checking - \$36,177.73, Savings \$70,303.30, and CD \$273,900.39

Item 3: Old Business/Committee Reports:

A. Social Committee Updates - Jennica Brodeur

2023 Remaining Neighborhood Events Timeline

- 11/1 – First Day to Sign up for ‘Buy Ahead’ NYE Luminary Kits
- 11/23 – Veranda’s Annual Turkey Trot - *Organized by Alyssa Quill*
- 11/30 – Last Day to Sign up for ‘Buy Ahead’ NYE Luminary Kits
- 12/10-12/16 – ‘Buy Ahead’ NYE Luminary Kit Deliveries
- 12/15 6-7PM – Christmas Caroling in Veranda (*Rain Date: 12/16 6-7PM*)
- 12/17 – Santa on the Porch
- 12/31 5PM – New Year’s Eve Luminaries (*Rain Date: 1/1 5PM*)

B. A&L Committee Updates – Dr. Spitler

C. Seasonal and Holiday Decoration Reminders – Dr. Spitler will review the Association’s seasonal and holiday decorations policy with the community that was first approved on 10/23/2020:

Seasonal and Holiday Decoration Rules

At a regularly scheduled meeting (10/23/2020) of the Veranda executive board, the executive board in consideration of a committee’s draft of the Seasonal and Holiday Decoration Rules policy, approves the policy as outlined below. The policy will immediately go into effect.

Flags:

*Display of the American flag is encouraged in accordance with established flag etiquette

*Historical, service, international, state, school, team, seasonal, and holiday flags are permitted

*Commercial and political flags (regardless of size, shape, or material) are NOT permitted

*One freestanding flagpole and two flag mounts are allowed

- *A maximum of two approved large flags may be displayed simultaneously
- *Small, approved yard flags are permitted
- *Approved bunting and banners are permitted

Decorations:

- *Any portion of the home and yard, except for the roof, may be decorated
- *Seasonal decor may only remain for a maximum of three months
- *Holiday decor is allowed for up to 30 days before and after the given holiday

Permitted decorations:

Plaques, welcome signs, and the like on doors and porches

Planters and pots

Real or artificial greenery

Clear and multicolor lights on homes and in yards

Window candles

Approved yard flags

Prohibited:

Rooftop decoration

Inflatables

Projected images

Outdoor audio

Objects over 5' tall

Objects in beauty strip

Yard signs

Item 4: New Business: Treasurer Galen Miller & WCPAM

- A. 2024 Budget Presentation – Treasurer Galen Miller and WCPAM will review the 2024 budgets with the community. For 2024, Veranda singles' dues are \$75.00 per month and Veranda Towns/Carriages are \$195.00 per month.
- B. Board Election – Election of 2 Executive Board Members.

Item 5: Member Q&A session

Adjournment

Veranda Towns & Carriages				
	9/1/2023 - 9/30/2023		1/1/2023 - 12/31/2023	
Account	Actual	Budget	Actual	Budget
Income				
Association Fee Income	\$3580.00	\$0.00	\$38191.00	\$0.00
Association Fee Income: TC	\$6555.00	\$11100.00	\$63485.00	\$133200.00
Convenience Fee	\$26.46	\$0.00	\$82.29	\$0.00
Late Fee Income	\$0.00	\$41.67	\$0.00	\$500.00
Other Income	\$0.00	\$0.00	\$100.00	\$0.00
Total for Income	\$10161.46	\$11141.67	\$101858.29	\$133700.00
Expense				
Association Fees	\$3580.00	\$4200.00	\$35401.00	\$50400.00
Veranda T&C General Landscaping	\$0.00	\$5729.00	\$53339.40	\$68748.00
Veranda T&C Landscape Replacement	\$0.00	\$0.00	\$4005.87	\$1552.00
Veranda T&C Snow Removal	\$0.00	\$0.00	\$341.96	\$13000.00
Total for Expense	\$3580.00	\$9929.00	\$93088.23	\$133700.00
Net Operating Income	\$6581.46	\$1212.67	\$8770.06	\$0.00

Veranda Common Area				
	9/1/2023 - 9/30/2023		1/1/2023 - 12/31/2023	
Account	Actual	Budget	Actual	Budget
Income				
Association Fee Income	\$8154.00	\$13370.00	\$86351.50	\$160440.00
Association Fee Income: TC	\$3580.00	\$0.00	\$35516.00	\$0.00
BANK INTEREST	\$0.58	\$0.00	\$8.89	\$0.00
Convenience Fee	\$24.21	\$0.00	\$113.76	\$0.00
Late Fee Income	\$0.00	\$58.33	\$0.00	\$700.00
Other Income	\$0.00	\$0.00	\$2785.05	\$0.00
Total for Income	\$11758.79	\$13428.33	\$124775.20	\$161140.00
Expense				
Capital Reserve Transfer	\$1337.00	\$1337.00	\$12033.00	\$16044.00
Social Committee	\$0.00	\$83.33	\$0.00	\$1000.00
Veranda "Common" Accounting	\$31.00	\$100.00	\$1521.54	\$1200.00
Veranda "Common" Electric	\$1591.91	\$1300.00	\$14660.74	\$15600.00
Veranda "Common" General Maint.	\$2927.20	\$244.58	\$9580.88	\$2935.00
Veranda "Common" Insurance	\$0.00	\$0.00	\$4777.00	\$5161.00
Veranda "Common" Landscaping	\$180.12	\$5833.33	\$61866.98	\$70000.00
Veranda "Common" Management Fees	\$2291.67	\$2416.67	\$20656.03	\$29000.00
Veranda "Common" Pond Maint.	\$923.51	\$600.00	\$3347.51	\$3000.00
Veranda "Common" Postage	\$0.00	\$41.67	\$0.00	\$500.00
Veranda "Common" Snow Removal	\$0.00	\$0.00	\$0.00	\$12000.00
Veranda "Common" Sprinkler System	\$0.00	\$0.00	\$2926.90	\$2200.00
Veranda "Common" Water	\$2961.09	\$250.00	\$4469.65	\$2500.00
Total for Expense	\$12243.50	\$12206.58	\$135840.23	\$161140.00
Net Operating Income	-\$484.71	\$1221.75	-\$11065.03	\$0.00