

Veranda Board of Directors Meeting Minutes  
Friday, April 19, 2024, at 9:00 am via Zoom

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

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

Item 2: The board approved the March 15, 2024, meeting minutes via email, and WCPAM emailed the minutes to the community.

Item 3: A&L Committee Report/Social Committee

A. Dr. Spitler provided the following A&L updates:

- A&L -1441 Grassy- paint porch ceiling light green – Approved.
- WCPAM will check if a homeowner submitted a tree removal request. If not, WCPAM will send the homeowner a change request form.

B. Jennica Brodeur will provide the following social committee updates: None reported.  
-Woo-Cat will send out an email to the residents regarding the food trucks that will be in the neighborhood on 4/25/24.

Item 4: Unfinished Business

A. Status of playground bench installation – The final bench at the playground has been installed (see picture below).

A new bench was ordered for Getz Green but is on backorder. Woo-Cat will update the board when the bench has been delivered.



B. Signage - The dog clean-up sign on Hudson Street was straightened. Maintenance painted the posts black and touched up several other sign poles throughout the community - pictures were emailed to the board.

-Speed limit sign replaced on Banner. Woo-Cat will have the post painted black.

-Woo-Cat will look at the signage on Hudson; sign appears to be sitting much lower to the ground than normal

- C. The board discussed a tree reimbursement concern, and WCPAM will follow up with the homeowner and update the board.
- D. Playground mulch was ordered. It will be installed by the 2<sup>nd</sup> week in May(weather and material dependent).
- E. Common area mowing started on Thursday, April 18<sup>th</sup>
- F. Spring Inspection Results for Power Washing & Painting. Checking the privets and landscaping at the end of April will give residents time to tend to their landscaping due to the excessive rain and give RPI time to get the common area in order. Woo-Cat will send a reminder to homeowners. The board requested a comparison list of HOs who were contacted last year about inspections/violations that are also listed this year for the same violations. Also requested: checking on the need for power washing/painting for several additional homes.

Item 5: Financials

- A. The board approved the following March 2024 financial reports. March 2024 Ending Balances: Checking: \$36,086.64, Savings \$68,921.75, CD \$280,683.15
  - 1. Budget vs. Actual.
  - 2. Delinquent Report – The board reviewed the delinquency report.

Item 6: New Business

- A. Concrete sidewalk grinding – A board member will be walking the neighborhood to check for sidewalks that may need grinding
- B. The board directed Woo-Cat to send a reminder to homeowners to remove equipment/trailers from the street at night and when work is not being done.
- C. Reckless Driving- a suggestion to put out a Spring Safe Driving Reminder to Veranda residents based on ongoing issues on White Gate Lane. Woo-Cat will email out the approved letter.

Next Meeting: The board changed the meeting to Tuesday, May 21, 2024 @ 9:30 via Zoom.

Adjournment – 10:18am.