

Veranda Board of Directors Meeting Minutes  
Friday, April 21, 2023, at 1:30pm at WCPAM

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

Item 1: Tom Cumpson called the meeting to order at 1:30pm.

Item 2: The board unanimously approved the Feb/March 2023 meeting minutes via email, and they were emailed out to the community.

Item 3: A&L Committee Report/Social Committee

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

- 1322 Banner - remove a birch tree and install an ornamental tree.
- 1296 Vickery – replace mulch and existing plants with river rock and new plantings and replace pavers.
- 1441 Drake – replacement of existing flagstone patio.
- 1405 Picket – install governing document approved Manchester scalloped white vinyl fence.

B. Jennica Brodeur provided the following social committee updates:

2023 Neighborhood Events Timeline

- 4/2 3-4PM – Easter Bunny Egg Hunt (*Rain Alternative: Easter Bunny Drive Around*)
- 4/20 5-7PM – Food Truck Night (*Gourmet Julie's Way*) & Pickup Kickball
- 5/19 8AM-1PM – Veranda's Annual Spring Yard Sale (Day 1) - *Organized by Wendy Cunningham & Nancy Simpson*
- 5/20 8AM-1PM – Veranda's Annual Spring Yard Sale (Day 2) - *Organized by Wendy Cunningham & Nancy Simpson*
- 5/24 5-7PM – Food Truck Night (*Cabalar Meat Co.*) & Pickup Kickball
- 6/15 5-7PM – Food Truck Night (*Blazing Swine BBQ*) & Pickup Kickball
- 7/4 11AM-12PM – July 4<sup>th</sup> Bike Parade
- 7/20 5-7PM – Food Truck Night (*Dough Head Waffles*) & Pickup Kickball
- 8/17 5-7PM – Food Truck Night (*Gourmet Julie's Way*) & Pickup Kickball
- 8/19 8PM – Family Movie Night on the Green (*Rain Date: 8/26 8PM*)
- 9/15 6-8PM – Veranda's Annual Wine & Cheese Night (*Rain Date: 9/22 6-8PM*)
- 10/21 1-4PM – Veranda's Annual Fall Fest (*Rain Date: 10/28 1-4PM*)
- 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*)

#### Item 4: Unfinished Business

- A. RPI/WCPM walk thru of T&C – WCPAM and RPI assessed the foundation plantings on all towns and carriages. Overall, the plantings are in good condition. RPI will provide an estimate for any plantings that need to be replaced.
- B. Spring Re-Inspection – WCPAM inspected the entire community for violations. WCPAM will email the community to note the most common violations and will provide homeowners until the first week of June to correct their violations.
- C. (Address Removed) Memorial request – Lynn and Bill will meet with the homeowner.
- D. RPI contract – RPI’s contract expires at the end of 2023. WCPAM is currently seeking comparative bids to review with the board at August’s meeting. The board did note that they are overall happy with RPI’s service.
- E. (Address Removed) – RPI inspected the tree and noted the tree is in great health. The Executive Board noted that the homeowner can submit an A&L request to remove the tree at the homeowner’s expense and replace it with an A&L approved tree.
- F. (Address Removed) – WCPAM reviewed a homeowner’s concern, questioning if black plastic bags were suitable for household trash. The Executive Board feels that they are suitable if they are tightly sealed. Trash for contractor debris must be secured in commercial trash bags. RPI’s arborist inspected the homeowner’s tree concern and noted the tree is healthy and no maintenance is currently needed.
- G. RPI needs to turn the pond pumps on April 1<sup>st</sup> and turn them off November 1<sup>st</sup>.
- H. WCPAM reviewed homeowner fines with the Executive Board.
- I. A concrete area still needs to be grinded down. WCPAM will follow up with the contractor.

#### Item 5: Financials

- A. The board unanimously approved the Jan 2023 – March 2023 Quarterly Financial reports. March 2023 Ending Balances: Checking - \$45,120.83 and Savings \$63,368.36.

#### Item 6: New Business

- A. Charter Homes Update – “To whom it may concern, I wanted to write to let you know that Charter Homes will be undertaking dedication work on a basin near the front entrance of the neighborhood (see attachment). This work will commence this week and take 4-5 weeks to complete. We have secured access to this basin through private property located next to Veranda. We will be working during normal 7 am - 5pm hours Monday through Friday with occasional work on Saturdays if weather affects our schedule. None of the proposed work will disturb adjacent hardscape or landscape located near this basin.” WCPAM will contact both the township and Charter Homes and ask that they make certain the issues noted in the township’s inspection are remedied.



B. WCPAM will have the 4 mailbox kiosks power washed.

Next Meeting – Friday, May 12, 2023, at 9:00am via Zoom.

Adjournment – The meeting adjourned at 3:18pm