

Veranda Board of Directors Meeting Minutes  
Friday, December 20, 2024, at 9:00am via Zoom

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

Item 1: Tom Cumpson called the meeting to order at 9:06am.

Item 2: The board approved the November 2024 meeting minutes and WCM emailed them out to homeowners.

Item 3: A&L Committee Report/Social Committee

- A. Dr. Spitler will provide the A&L updates - (2) Long-standing A&L Violations are now complete, and WCM will send them to the A&L Committee.
- B. Jennica Brodeur will provide the social committee updates – Jen continues to email WC updates, and WCM sends updates to the community.

Item 4: Unfinished Business

- A. Bench replacements around Getz Green – Completed
- B. No dumping signs for the dry basins – poles are getting painted black and then Josh Brubaker will place them around basin. The board would like signs placed at both basins. There should be two placed at the basin at Kelly Drive, and one near the outlet structure at 1309 Vickery (without it being placed on the homeowner’s property).
- C. Sidewalk grinding - Time may improve appearance or Terrafuse will. You paint Terrafuse over area and it looks just like concrete. WCM informed the board that Terrafuse has been used at another community and we are currently waiting to see how it stands up to the winter weather. The board would like to use the product on the ground down areas if there are good results. The board president also requested to see pictures of the test area that have been completed.

Item 5: Financials

- A. The board approved the November 2024 financial packet. November 2024 Ending Balances:

ACCOUNT BALANCES AT A GLANCE	
Your account falls within the Large Volume Business tier.	
CHECKING	27,587.05
SAVINGS	115,536.67
CERTIFICATES	200,141.83
LOANS	0.00

- B. Delinquent Accounts – collection efforts have gotten delinquents down to \$552.00.

Item 6: New Business – Added by Brad after 7 pm last evening.

- Community Directory (Identifying Rental Homes)— The board would like a report of rental homes within the community.
- Vendor Contracts – Board member Brad Shulenberger requested copies of vendor contracts including landscaping, snow, pond maintenance, etc.
- Timeline of maintenance/service items—If the job requires waiting for materials, it is scheduled when the materials are delivered and based on weather and vendor schedules. For example, we got the new benches quicker this time, so we were able to install them when they were delivered. WCM also explained to the board that certain vendors (landscapers, pond maintenance, etc.) typically do work around a seasonal schedule which is laid out in the contract.
- Insurance Policies—Premiums & Coverages—The new premium is \$6,335 with your current carrier, but we are shopping the policy. Insurance is for common areas owned by the Association. You have general liability, umbrella coverage, officers and directors/crime fidelity, and data protection. The board requested a copy of the insurance policy.
- (Address Removed) - The residents are still using a projector on the front of the home for Christmas. WCM has reached out to the resident and left messages asking them to remove it. The board would like the resident to be notified that they are being fined \$25/day until it is removed (beginning 12/16/24)
- The right light at the mailbox is out, CBU#1.

Next Meeting: Friday, January 24, 2025 @ 9:30AM

Adjournment – 9:34am

The board went back into session at 9:43am:

-Dr. Spitler submitted his resignation from the Veranda Board, effective at the end of the 1<sup>st</sup> Quarter of 2025. The board unanimously voted to appoint Adam Aloisi to take Dr. Spitler's place on the board.

Adjournment – 9:46am