

Veranda Board of Directors Meeting Minutes  
Friday, March 15, 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 February 16, 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:
  - 1. 1322 Banner Emergency Repair to side balcony – Approved.
  - 2. 1425 Banner Garage Addition – Approved.
  - 3. Homeowner Inquiry— “The boxwoods in front of our house are dead and must be replaced. I'm unsure if I want to replace them with boxwoods if, after 15 years, the current ones are dead.” The board thanked the homeowner for her inquiry and suggested that a better-quality boxwood be used for replacement. The homeowner should also contact John Troyan with RPI or another arborist to assess the situation and make recommendations. The A&L committee stands ready to help the homeowner once she decides what replacement plantings she would like considered by them.
- B. Jennica Brodeur will provide future social committee updates when the committee finalizes its 2024 schedule of events. On 3/14/2024, Jen provided WCPAM with an Easter Egg Hunt event invite, which WCPAM emailed to the community.

Item 4: Unfinished Business

- A. Status of playground bench installation – WCPAM received the bench legs last Thursday and plans to install the new playground bench within a week or two.
- B. Signage - The dog clean-up sign on Hudson Street should be straightened, and WCPAM will add it to an existing sign work order. WCPAM will also remove a post on Kelley Drive that Charter Homes failed to remove. Brad Shulenberger audited sign poles in the community and provided the board and WCPAM with a list of poles that may need to be replaced to conform to the overall neighborhood aesthetics. The board reviewed Brad's list, and WCPAM will paint the posts in question black.
- C. WCPAM will remind the homeowner of the amount they owe for tree replacement and stump grinding work.

Item 5: Financials

- A. The board approved the following February 2024 financial reports. February 2024 Ending Balances: Checking: \$35,531.31, Savings \$67,483.50, CD \$279,522.48
  - 1. Budget vs. Actual.
  - 2. Delinquent Report.

Item 6: New Business

- A. RPI Proposals – The board approved the following RPI bids to prevent further damage being done to the walking path by the root systems of five trees:

**Remove 5 Trees that are Damaging the Walking Path**

- Remove 5 trees planted near the walking path within the Veranda community because of the damage being caused by the roots of the trees in question.
- The trees that are to be removed are:
  - 40' Honeylocust tree – on left side of Moorgate leaving the community
  - 25' Zelkova tree - in the triangle bed at the top of the Heath
  - 35' Zelkova tree - behind Drake on left side of Hudson leaving the community
  - 30' Zelkova tree - behind Drake on left side of Hudson leaving the community
  - 35' Sugar Maple tree - behind Drake on right side of Hudson leaving the community
- All debris resulting from the removals will be chipped and disposed offsite.
- All trunk wood will be disposed offsite.
- Cut stumps as close to the ground as possible.
- Immediate work areas will be raked and/or blown clean upon completion of work that day.

**Grind 5 Stumps from the Tree Removals along the Walking Path**

- Grind the stumps left behind from the removal of the 5 trees taken down along the walking path within the Veranda community. The stumps to be ground are located along the walking path at Moorgate (1), top of the Heath (1), and the alley behind Drake (3). The stumps will be ground to a depth of approximately 6 to 8 inches. A portion of the grindings will be removed as need and replaced with topsoil. Four of the areas will then be graded consistent with the surrounding terrain and seeded restoring them back to turf. The fifth area at the top of the Heath will be prepped for the installation of a boulder and accompanying landscape planting.

*The board approved the following remediation and enhancement options:*

**Install 1 large Boulder and Perennial Border in the triangular Landscape Bed**

- Delivery to the site and install one (1) large boulder into the center of the triangular landscape bed located within the walking path at the top of the Heath.
- Upon completion of the installation of the boulder, plant twenty-four (24) 1-gallon Sheffield Pink Chrysanthemum perennials on 18" on-centers bordering the inside edge of the landscape bed.
- Once the perennial planting is completed, the landscape bed will be mulched with a fresh 2" layer of black mulch consistent with that in the Common Area landscape beds.

- B. Several lights around the Green are out. Galen Miller will notify the light vendor.

Next Meeting: Friday, April 19, 2024, at 9:00 AM via Zoom.

Adjournment – 9:58pm