

Veranda Board of Directors Meeting Minutes
Friday, May 12, 2023, at 8:30am 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 8:30am.

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

Item 3: A&L Committee Report/Social Committee

- A. Dr. Spitler will provide the A&L updates.
 - 1. 1440 Drake – new windows and landscape updates were approved by the A&L Committee.
 - 2. Homeowners are reminded to submit an A&L prior to any exterior or landscape repairs, that involve more than simply replacing same for same.
- B. Jennica Brodeur noted that the social committee updates and happenings were sent to the community and are listed in April 2023 board meeting minutes.

Item 4: Unfinished Business

- A. Towns and Carriages shrub replacement will commence in Fall 2023, if RPI provides the board with a detailed replacement plan and costs.
- B. HO in fine protocol – The board reviewed the fine protocol for governing document violations.
- C. (Address Removed) Memorial request – WCPAM will price out the replacement of one playground bench and the addition of another playground bench.
- D. (Address Removed) - Turf renovation proposal. The board discussed this issue, and they empathized with the homeowner. Unfortunately, the governing documents prohibit the board from spending Association funds to correct landscape issues within fenced areas. The board recommends that the homeowner consult with a landscape company that deals with correcting lawn issues. Galen Miller is happy to discuss the process he followed when correcting his lawn, at his own expense.
- E. (Address Removed) – The board discussed an A&L violation.
- F. Power washing mailboxes – This item has been completed.

Item 5: Financials

- A. The board will review the April 2023 financial packet when it is available. The meeting was early this month and WCPAM needs time to finalize financial reports. April 2023 Ending Balances: Checking - \$57,117.83 and Savings \$64,538.68

Item 6: New Business

- A. WCPAM will alert the township that there is a loose street sign on Banner across from the mailboxes.

- B. RPI needs to mow grass behind 1421 Drake pool when mowing along walking path.
Galen reminded RPI.
- C. Inspections – Homeowners are reminded that their homes must conform to all governing document requirements by June 1, 2023, when a reinspection will commence.
- D. WCPAM will make sure landscape vendors who reply to Veranda’s RFP have an arborist on staff to address trees and other landscape issues.

Adjournment – 10:03am