

Veranda Board of Directors Meeting Minutes  
Tuesday, May 21, 2024, at 9:30 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 9:30 am.

Item 2: The board approved the April 19, 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:
  - Outstanding A&Ls – WCPAM will follow up with homeowners who must submit A&L requests for exterior changes.
  - 1326 Banner – Flagstone patio with a hot tub - Approved
- B. Jennica Brodeur provided the following social committee updates:
  - May 22nd | Food Truck Night (with Cabalar Meat Co.) - 5-7 pm
  - **\*\*New Start Time\*\*** May 24th | Last Day of School Squirt Gun Battle - 3:30 pm

Item 4: Unfinished Business

- A. Status of the bench – Received notice the bench will be shipped on May 27, 2024.
- B. WCPAM updated the board on a collection matter.
- C. Walking path repairs – WCPAM will contact paving and line stripping vendors and look to get bid estimates while completing the June inspection, which will take place the 3<sup>rd</sup>-4<sup>th</sup> week of June weather dependent (WCPAM will focus on front porch steps and other maintenance/violation items during the inspection).
- D. Sidewalks – The board will update the sidewalk repair/replacement list.
- E. The board discussed a sign issue, which was quickly rectified.
- F. WCPAM will solicit signpost and street light post painting estimates.

Item 5: Financials

- A. The board approved the following April 2024 financial reports. April 2024 Ending Balances: Checking: \$43,518.82, Savings \$70,609.94, CD \$281,811.04
  - 1. Budget vs. Actual.
  - 2. Delinquent Report.

Item 6: New Business

- A. The board reviewed a homeowner's request to use *The Green* for a party. The board noted *The Green* is owned by all homeowners, who can use the common areas if no tents are used to puncture holes in the turf, everything is cleaned up and left as it was found, and residents are mindful of their neighbors regarding noise and parking. Requests for use of the Green must be submitted to WCM 30 days prior for review and approval.
- B. The board discussed WCPAM's written notification to homeowners.

- C. The board discussed the front dry basin and decided to table the motion regarding RPI mowing the area since there is confusion about who is currently responsible for it.
- D. Fertilization of shrubs at T&Cs—We fertilize only when needed, based on the arborist's recommendation.
- E. Bench Staining –The board directed WCPAM to have the benches power-washed and stained around both Greens.
- F. Website Updates—The board reviewed website updates and wishes to remind homeowners about the community website, which can be found at [www.vhoa.info](http://www.vhoa.info).
- G. Sign Straightening at Kelley Drive (Clean up after your pet sign) and a New Post at Hudson Rd (the sign is sitting in the ground). WCPAM will have the painter/maintenance address these items while they work on painting and power-washing projects in the community.
- H. Next Meeting: June 17, 2024, at 9:00 AM.

Adjournment: The meeting adjourned at 10:57 am





PLEASE  
BE RESPECTFUL  
& REMEMBER  
TO CLEAN UP  
AFTER YOUR PET!

The Veranda  
Neighborhood Association





