

Veranda Board of Directors Meeting Minutes  
Tuesday, October 29, 2024, at 5:30 pm  
St. Edwards Episcopal Church - 2453 Harrisburg Pike Lancaster PA 17601

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

Item 1: Tom Cumpson called the meeting to order at 5:26 pm.

Item 2: The board unanimously approved the September 2024 meeting minutes, and then WC emailed them to the community.

Item 3: A&L Committee Report/Social Committee

- A. Dr. Spitler will provide the A&L updates: Dr. Spitler provided updates on 2 A&L's received by the committee.
- B. Jennica Brodeur will provide the social committee updates: No updates provided
- C. (address removed) – request to consider extending the landscaping along the fence line at Banner and Sylvan Rd. The board does not wish to have any plantings done in the common ground area; the resident may plant inside their property line with an approved A&L request (plot plan must be included).

Item 4: Unfinished Business

- A. Timing for bench repair replacement - Getz Green replacement and Middle Green repair. Luis will begin work on the benches the week of 11/4. The board discussed having the bench at the Middle Green near the Hammock Way walking path moved to the Getz Green (so all bench colors at Getz will match), and placing the new bench at the Middle Green instead. Please make sure the bench in the worst condition at Getz is being replaced. WCM will update Luis about this decision.
- B. Sidewalk shaving - start date? Sidewalk grinding began 10/29/24, the board clarified which sidewalk areas are to be ground down (common area, towns & carriages, and any sidewalk heaving due to tree roots throughout the community). WCM will also discuss removal of tree roots/replacement of concrete pads with BHI.
- C. Lawn waste dry basin - next steps? The board would like to have 'No Dumping' signs placed in front of the basin, with language stating that dumping could result in fines/legal action.
- D. Grassy Way - If HOA planted bushes and they die, is the HOA responsible for replacement? The HOA is responsible for anything they decide to plant/replace.

Item 5: Financials

- A. The board approved the September 2024 financial packet. September 2024 Ending Balances: Checking - \$23,114.03, Savings \$38,401.99, and CD \$287,633.93

Item 6: New Business

- A. Approve 2025 Budgets The board approved the 2025 budgets for Common Area and Town's and Carriages. The board also approved the following monthly dues-Common Area monthly dues will remain at \$75, Towns and Carriages will be increased to \$205/mo.
- B. Annual Meeting – The board reviewed the annual meeting agenda.

Next Meeting: 11/15/2024, also tentatively scheduling for 12/20/24

Adjournment – 6:38pm

Veranda Annual Homeowner Meeting Minutes  
Tuesday, October 29, 2024, at 7:00 pm  
St. Edwards Episcopal Church - 2453 Harrisburg Pike Lancaster, PA 17601

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

\*WCM will establish a quorum. Quorum established, 36 online votes, 11 households in attendance

Item 1: Introduction and Welcome: President Cumpson called the meeting to order at 7:02 p.m. and introduced all board members.

Item 2: State of the Association:

A. 2024 Accomplishments – President Tom Cumpson - The board president discussed bench replacement and painting, painting of signposts and lampposts, grass remediation, and concrete grinding.

B. 2024 Financial Report – Galen Miller reviewed the 2024 financial reports, and homeowners received a Budget vs. Actual report. September 2024 Ending Balances: Checking - \$23,114.03, Savings \$38,401.99, and CD \$287,633.93

Item 3: Old Business/Committee Reports:

- A. Social Committee Updates – President Tom Cumpson noted that WCM emails out social committee offerings.
- B. A&L Committee Updates – Dr. Spitler reviewed the requirements for different types of A&L requests and discussed what is allowed for decorations during the holiday season.

Item 4: New Business: Treasurer Galen Miller & WCM

- A. 2025 Budget Presentation – Treasurer Galen Miller reviewed the 2025 budgets with the community. For 2025, Veranda singles' dues are \$75.00 per month, and Veranda Towns/Carriages are \$205.00 per month.
- B. Board Election – Election of 2 Executive Board Members. With online votes and a unanimous vote from those in attendance, Galen Miller and Dr. Lyn Schmid were each elected for another 3-year term.

Item 5: Member Q&A session - Residents complimented the work done by RPI (and specifically John and Jeremy), were very happy with their work and communication.

-Are bids requested from other vendors for landscaping? Galen discussed the bidding process and why RPI was selected.

-Resident asked the board to clarify what a 'camper' is, and what the board policy is on having them parked in front of a residence by visitors.

-Resident asked WCM to clarify how/when to contact management.

-Board president also reminded residents of the community speed limit and asked everyone to be vigilant when driving through the area.

Adjournment – The meeting adjourned at 7:36pm.

The board reorganized directly after the annual meeting and the officers of the Association are as follows:

- Tom Cumpson – President
- Brad Shulenberger – Vice President
- Galen Miller – Treasurer
- Dr. Lyn Schmid – Secretary
- Dr. William Spitler – A&L Committee Chair and Board Member