

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

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

Item 1: Tom Cumpson called the meeting to order at 9:00 am.

Item 2: The board approved the August 23, 2024, meeting minutes.

Item 3: A&L Committee Report/Social Committee

A. Dr. Spitler provided the following A&L updates:

- (Address Removed)—The homeowner removed their hedges without submitting a change request. They need A&L approval, and WCM will follow up with them.
- 1428 Amberly Street – New front door and remove a dead tree - APPROVED

B. Jennica Brodeur emailed WCM event info, which WCM emailed to the community.

Item 4: Unfinished Business

- A. Walking Path & Concrete Updates—WCM reviewed a bid for paving and sealing the walking paths. The board will revisit this work as part of the 2025 budget. Concrete grinding will start for common areas next week, and homeowners are reminded that any concrete issues in front of their homes are their responsibility.
- B. Streetlamp Post Painting and Belgian Block Updates—WCM will inspect streetlamp posts to determine which ones need to be painted and factor those costs into the 2025 budget. The Belgian block repairs will commence next week.
- C. Drake Ln Stop Sign – WCM will order the sign based on Galen's estimate.
- D. Grass Remediation Update—The common area was completed. RPI will start remediating the beauty strips in front of towns and carriages the week of September 23rd.
- E. Bench Replacement Getz Green – WCM will notify the board once all bench pieces are received.
- F. Annual Meeting—St. Edwards Church on October 29th. The board will meet at 5:30 p.m. for their board meeting, followed by the annual meeting for homeowners at 7:00 p.m.

Item 5: Financials

- A. The board will review the August 2024 financial reports. August 2024 Ending Balances: Checking: \$12,334.16, Savings \$58,907.87, CD \$286,482.73 – ALL CDs mature on 10/09/2024
 1. Budget vs. Actual
 2. Delinquent Report.

Item 6: New Business

- A. Diseased Evergreen Trees – The board will ask RPI to audit the evergreens and devise a plan for any diseased or dying evergreens.

Next Meeting:

Adjournment – 9:45 am