

**Veranda Board of Directors Meeting Minutes
October 1, 2020 at 8:30AM**

Board Members:

Tom Cumpson, Carolyn Staszak, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid

Item 1: The meeting was called to order at 9:00AM.

Item 2: The board reviewed and unanimously approved the August 2020 meeting minutes via email.

Item 3: A&L Committee Report/Social Committee Report

A. Dr. Spitler will provide updates –

- 1325 Banner- lighting - APPROVED
- 1305 Banner- arbor - APPROVED
- 1313 Hammock- awning - APPROVED
- 1312 Kelley- fireplace - APPROVED
- 1305 Hammock- deck - APPROVED
- 1313 Veranda Way- tree removal - APPROVED
- 1425 Drake- door - APPROVED
- Fire pits – if a homeowner has a specific request or complaint, homeowners should contact WCPAM.
- Outstanding A&L Requests – the board reviewed outstanding A&L requests and provided WCPAM with their directives.

B. Carolyn Staszak will provide updates –

- Fall Fest will take place on October 24th from 12pm to 4pm on the Green!

Item 4: Unfinished Business

- A. Holiday Guidelines Committee Update – Tabled.
- B. (Removed for Confidentiality) - trash can and other issues will continue to get addressed by WCPAM.
- C. (Removed for Confidentiality) – weeds will continue to get addressed by WCPAM.
- D. Commercial vehicle issue has been settled.
- E. HO Change Updates – WCPAM provided updates to the board regarding certain homes with unapproved exterior changes. WCPAM will continue to contact said homeowner(s) and assess fines.
- F. Pond Signs – will be installed the week of October 5, 2020 and maintenance will also correct the placement of the dog sign.

Item 5: Financials

A. The board unanimously approved the August 2020 financial packet.

Item 6: New Business

A. RPI – 3 proposals unanimously approved by board via email on 9/28/2020. Two additional RPI landscape bids were unanimously approved at today's meeting. Landscape services above RPI's contracted services will be paid for from the landscape reserve accounts for the applicable(s) area of the community.

B. 2021 HOA Budget Discussion – the board unanimously adopted the 2021 Common Area and 2021 Town/Carriage budgets. The board is able to keep 2021 dues the same as 2020 dues. Towns and Carriages will pay \$175.00 per month, beginning January 1, 2021 – December 31, 2021. Singles will pay \$65.00 per month, beginning January 1, 2021 – December 31, 2021. Residents will receive new coupon books and homeowners that are currently on auto-pay will remain on auto-pay and will not have to complete any further processes.

C. WCPAM management contract – the board unanimously approved WCPAM's contract for two years (01-01-2021 to 12-31-2022).

D. Condition of mailbox locations – WCPAM will contract with a power-washing contractor to power wash all 4 mailbox areas.

E. 2020 Annual Meeting – Tuesday, October 27th at 7PM via Zoom. Homeowners will receive further details shortly.

Adjournment – the meeting adjourned at 11:33AM.