

Veranda Board of Directors Meeting Minutes  
Friday, January 20, 2023, at 9:00am  
Zoom Meeting

Board Members:

Tom Cumpson, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid, Jennica Brodeur

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

Item 2: The board unanimously approved the December 20, 2022, meeting minutes and they were distributed to the community.

Item 3: A&L Committee Report/Social Committee

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

1. 1453 Grassy- wants to install a hand-railing at his home. Approved.
2. A homeowner requested discussion about Bradford pear trees. The board asked their landscaper to inspect all Bradford pear trees to continue monitoring them and the board will take them down and replace them with a non-invasive tree, as needed. Two Bradford pears have already been removed and replaced with non-invasive trees.

B. Jennica Brodeur provided the following social committee updates:

1. New Year luminaries went very well, and more residents wish to continue with this tradition. The social committee will continue to oversee. The social committee has two more members, and the full committee will meet to plan 2023 events.

Item 4: Unfinished Business

- A. Common ground trees – WCPAM will follow up with GLO fiber company to determine the possible impact and potential reimbursements for damage.
- B. Unauthorized removal of a Street Tree – Homeowner agrees to pay for RPI's estimate. The board wishes to remind homeowners that street trees are the property of the Association. Any damage or removal of street trees, without the written consent of the Association will be considered vandalism and homeowners will face substantial fines. The Association's final land development/storm water management plan requires the Association to have street trees and to maintain them. Galen Miller made a motion that notes anyone who damages or removes a street tree without the written permission of the Association, will be assessed a \$2000 fine, plus the full cost of the replacement tree, the motion was seconded, and the board unanimously agreed. WCPAM will email and mail this information out to all homeowners.
- C. Sidewalk Update – Areas that still need to be completed: 1401 Hammock side of Amberly (one side was done and the other was not), mailbox in front of Banner, corner of Vickery Lane and Hammock (on the Green).
- D. Sign at Playground was replaced.



E.RPI and WCPAM walk thru of T&C – John Troyan and WCPAM will walk the community prior to the March/April meeting so the board can develop a replacement plan.

#### Item 5: Financials

- A. WCPAM will meet with the board treasurer to review 2022 financials for the Association's CPA.

#### Item 6: New Business

- A. Homeowner Rental Concern – WCPAM will follow up with the homeowner and ask for their specific concerns. The Association already caps rentals at 12, and both owner-occupied and landlord-tenant properties are held to the same standards as enumerated in the governing documents.
- B. Next Meeting – Friday, March 3, 2023, at 9:00 am, via Zoom, combination February/March meeting.

Adjournment – 10:15AM