

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
January 28, 2019

Present: Roger Chamberlin, Kevin Miller, Kris Miller, Keith Prettyman, Zandra Uhrmacher

Absent: None

Also attending: Brett Cover, Universal Property Management

The meeting was called to order at 6:06 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of December 19, 2018. The Minutes were approved as presented.

A discussion of financial reports followed. The Board reviewed 2 sets of financials – one for December from Hocking & Schulenberg and one for January from Brett. The 12/31 reports indicate a checkbook balance of \$44,690.64 with uncleared transactions of \$2,485.24. The January report shows net income for the month of \$9,409.61 and accounts receivable in a manageable amount. Brett has been personally contacting those in arrears. On motion by Zandra Uhrmacher, second by Kris Miller the Treasurer's Reports were approved

Old Business - 3 Items

1. The Board again considered issues with Spectrum and getting residents added to the group bill. There is currently one active resident issue. We learned that Jerry Fisher is no longer employed by Spectrum and that there is no local representative with whom to work. Brett was able to secure the Spectrum bulk agreement. It was suggested that we might want to provide our notice of intent to terminate now rather than closer to the agreement's actual termination date.
2. Cody and Carissa Weihe could not attend the meeting, but Cody sent the Board an update. The Board will want to find a time convenient to the Weihe's and schedule a meeting to discuss details.
3. The Board discussed the details of the transition of accounting/bookkeeping duties from Hocking & Schulenberg to Universal Property Management. The

checking account has successfully been moved to First State Bank. After some initial hesitation, H&S provided the digital records and Brett is currently updating the system

#### New Business – 7 Items

1. The Board entertained a general discussion of the upcoming February 5<sup>th</sup> Annual HOA Meeting. Developing and presenting a budget as well as setting the agenda were decided.
2. Brett reported that he had secured Craig Bauer's signature in order to change our Registered Agent. The filing of the form to effect that change and the filing of the Association's Biennial Report with updated officers and directors was to be accomplished that week.
3. Brett told the Board that he could and would repair most of our private road's current potholes and that he will contact Cather & Sons to repair those that he cannot. There are some drainage problems that will require significant re-engineering.
4. The Board discussed the Association providing recycling services as part of HOA-provided services. Brett explained that these services could be provided by Alley Cat (our current refuse hauler) with no increase in monthly assessments. On motion by Zandra; second by Roger, the Board voted to start providing recycling as soon as Alley Cat can supply recycling receptacles.
5. The Board discussed perceived problems with snow removal. There was general agreement that if Summit is retained, there will need to be changes in expectations. Brett explained to the Board that snow removal as well as turf maintenance will be bid this spring. In addition to Summit, Brett will solicit bids from Todd's and Whirlwind.
6. Brett presented a proposed 2019 HOA Budget. The Board found the draft generally acceptable, but asked that the reserve for asphalt repairs be increased to \$1,000/month. On motion by Keith; second by Zandra, the Budget, as revised, was adopted.
7. The Board again expressed its concern about the basketball pole and its intention to have it removed. A letter to the Member from the Board informing him/her that the pole must be removed as soon as the ground thaws or it will be removed by the Association at the member's cost will be drafted and sent by Brett.

Note: The Board did not set a date for its next meeting.

There being no further business, the meeting was adjourned at 7:32 p.m.

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Secretary