

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
October 23, 2018

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

Absent: Kris Miller

Also attending: Brett Cover, Universal Property Management

The meeting was called to order at 6:30 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of September 17, 2018. On motion by Roger Chamberlin, seconded by Zandra Uhrmacher the Minutes were approved as presented.

A discussion of financial reports followed. Roger Chamberlin reported that the checkbook balance was \$47,958.27 as of September 28, 2018. Roger also provided the Board with the most recent (9/28/18) checkbook statement, a Balance Sheet as of 9/30/18, a Profit & Loss Statement for January through September, 2018, a reconciliation of the checking account as of 9/28/18, a listing of Accounts Receivable as of 10/8/18 and a Deposit Summary.

Old Business - 7 Items

1. The Board discussed the drainage problems at 3840 Pablo Lane. The Board was unanimous in its conclusion that this is not an Association issue, but an issue between the homeowner and the builder. The homeowner will be informed by the Board and the Board will send a letter to the builder if this is desired by the homeowner.
2. Brett Cover reported that the extension of the sump pump drain authorized at the last Board of Directors meeting has been delayed due to the contractor's toe problem.
3. Two street lights that were not working on Palmilla Drive have been repaired.
4. Keith agreed to prepare a list of the Board's contact information and provide it to Hocking & Schulenberg for inclusion in the next invoice mailing.

5. Kevin agreed to continue to be the Board's primary contact with Spectrum to assure that all residents are getting the cable television service they are paying for as part of their assessments.
6. While many trees have been trimmed, there are still some that need attention. Brett explained that he has completed trimming trees in the front yards of all residences, but he has not done any work in the back yards.
7. The Board in attendance expressed appreciation for fellow board member, Kris Miller's offer to develop a HOA website, but expressed confusion at the same time as the Board members in attendance understood that the offer to develop a website from Cody and Carissa Weihe was still a valid offer. Zandra agreed to contact the Weihe's before the next meeting to gauge their continuing interest.

New Business – 7 Items

1. Brett agreed to handle the issue of water leaking across the sidewalk on Grainger Drive.
2. Brett agreed to handle the repair of sprinkler heads damaged by Summit Lawn on October 22, 2018.
3. Bagworms have been reported on pine trees on Palmilla. Brett confirmed that there is evidence of bag worms, but that they are not currently active. They will be treated for next spring.
4. The Board discussed a resident's concern about the adequacy of street lighting. The board disagreed that the lighting level is inadequate.
5. The topic of fence maintenance was discussed. It was agreed that the fences are now the Association's responsibility. The Board agreed that the turf under the fences should be sprayed with an herbicide to kill the grass so that trimming does not open the wood for early rotting.
6. Brett asked the Board to discuss the failure of the builder of the rental townhomes along 40th Street to sod and irrigate the parking as has been done in all the other parking areas in the development. Brett will contact the builder to do what can be done to get him to properly sod and irrigate the area.

7. The Board discussed the possibility of amending the Covenants to deal with parking regulations and late fees. Brett indicated that he can supply language for each of these topics from other Associations he manages.

The Board agreed to meet next on November 27th at 6:30 at 3849 Pablo Lane (Keith's place).

There being no further business, the meeting was adjourned at 7:45 p.m.

Secretary