

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
November 27, 2018

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

Absent: None

Also attending: Brett Cover, Universal Property Management and Cody and Carissa Weihe

The meeting was called to order at 6:30 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of October 23, 2018. On motion by Roger Chamberlin, seconded by Zandra Uhrmacher the Minutes were approved as presented.

A discussion of financial reports followed. Roger Chamberlin presented the Board with the most recent checkbook statement, a Balance Sheet as of 10/31/18, a Profit & Loss Statement for January through October, 2018, a reconciliation of the checking account as of 10/31/18, a listing of Accounts Receivable and a Deposit Summary. On motion by Keith Prettyman, seconded by Kris Miller the Treasurer's Report was approved

Old Business - 6 Items

1. The Board considered recent issues with Spectrum and getting residents added to the group bill. Kevin has taken the lead on these issues and discussed his conversations with Jerry Fisher from Spectrum. Brett explained that the crux of the problem is that following the mergers, there is no local autonomy. Brett knows Jerry and offered to call him.

2. Cody and Carissa Weihe shared their progress on developing a HOA website. They have secured the domain name yankeeridgehoa.com and are working with In Motion. The cost will be \$7.26/month for 2 years (\$174.24). The Board decided against paying for privacy for \$12.99/year.

3. The Board discussed parking issues and potential solutions. Amending the Covenants is not a likely or, perhaps, even a viable option as doing so will require the original LLC to effect the amendment or the current Association must secure approval from 67% of the current owners. The better option will be to enact rules and regulations as the Board is authorized to do.
4. Kevin reported that the sprinkler heads damaged by ALLO will be repaired next spring. Brett shared that he has a contact with Wittemore Sprinklers to repair ALLO damage.
5. The Board reviewed residents in arrears on HOA dues payments. Brett suggested that the most effective tool would be charging a late fee. The Covenants do not currently allow the imposition of late fees, however, and the issues with amending the Covenants had already been discussed.
6. The Board revisited the issue of no sod or irrigation along 40th Street and behind the Nelson-built rental properties. Brett and Keith agreed to discuss the issue with Craig to see what, if any, arrangements were made when the lots were sold. There are no standards or requirements in the Covenants concerning this issue.

New Business – 3 Items

1. The Board entertained a general discussion concerning the transition from Hocking and Schulenberg to Universal Property Management. Keith shared the letter he had sent to H&S as well as the contact list to be sent to residents at some point.
2. Keith shared a summary of insurance coverage provided by Inspro with the Board. A discussion followed. Brett suggested that the rate being charged seemed reasonable compared to the rates he sees in his other associations.
3. The Board discussed what we can do and what we should do about the freestanding basketball pole and backboard that has been installed. The Board concluded that we are not in favor of these and that the one installed should be removed. There was no immediate course of action decided.

There was a general discussion of snow removal and the Board's expectations.

The Board agreed to meet next on December 19th at 6:30 at 3772 Pablo Lane (Roger's place).

There being no further business, the meeting was adjourned at 8:13 p.m.

Secretary