

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
March 5, 2019

Present: Kevin Miller, Keith Prettyman, Zandra Uhrmacher, Linda Weber

Absent: Roger Chamberlin, Kris Miller

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

The meeting was called to order at 5:28 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of January 28, 2019 and the Association's Annual Meeting of February 5, 2019. The Minutes were approved as presented.

Brett presented the Treasurer's Report. Primarily due to excessive snowfall and the amount billed and paid to remove snow (\$7,890.00) compared to income for February (Dues; \$12,600), the Association's net income for February was negative -\$1,101.93. A review of accounts receivable indicates that we have 2 accounts significantly in arrears. Brett has contacted each by letter in an attempt to collect what is owed. On motion by Keith, second by Zandra the Treasurer's Report was approved

Old Business - 6 Items

1. Cody and Carissa presented the website. Brett agreed to get them the Covenants, Articles and Bylaws. Keith agreed to provide the Board Meeting Minutes since the current Board was elected. Keith also agreed to rewrite the summary of the Covenant restrictions as questions and answers. Brett will highlight the website in the next billing statement. After Cody and Carissa left, the Board agreed to excuse the Weihe's dues for 3 months to express our appreciation for their website development and maintenance efforts.
2. The Board again considered issues with Spectrum and getting residents added to the group bill. Brett has a new contact. The current proposal is that Spectrum will survey the property and activate ALL addresses. The Board, realizing that this

may result in paying for cable for certain addresses for several months without dues being paid, decided to notify Spectrum to proceed nonetheless.

3. The Board briefly discussed comments concerning the Annual Meeting.
4. The recycling receptacles were delayed, but will soon be available. The Board asked Brett to include a notice in the next billing statement indicating that the receptacles will be delivered and that recycling, with no increase in dues, will start April 4<sup>th</sup>.
5. Snow removal was discussed. The Board was unanimous that the job being done does not meet the Board's expectations and that we need a new provider next year and beyond. Brett mentioned and the Board agreed that the "public sidewalks" (along 40<sup>th</sup> Street and along Grainger) need to be cleared even when the snow does not reach 2 inches.
6. Brett has not written the letter to require the removal of the basketball pole as he wants to cite the actual language from the Covenants and he does not have a copy of the Covenants. He will get a copy from Keith in the next week and send the letter.

#### New Business – 4 Items

1. Cody Williamson, who has requested that the Board approve his placing artificial turf to replace grass in the common area behind his residence, was not in attendance. The Board was unanimous that this request be denied.
2. Josephine Guiseppina was invited to attend the meeting, but did not. The Board discussed her concern, and while we understood she was not pleased with the way her sidewalk was cleared, her expectations that the walk be cleared to her patio is not the Board's expectation. However, the Board does expect that ALL walks from the resident's "front" door to the front sidewalk should be cleared in a manner that allows the resident to leave his or her residence safely.
3. Snow removal expectations were discussed.
4. On motion by Keith, second by Zandra, the Board made the 15<sup>th</sup> of each month the due date for paying monthly dues.

Following its full discussion of the formal agenda, the Board considered whether its meetings are to be open or closed to non-Board members except as invited (Brett or Cody and Carissa for instance) for a specific purpose. The Board agreed

that future Board meetings will be closed and that resident concerns that are made known to a Board member will be presented to the Board by the Board member who has been contacted and will be discussed and acted upon if and as appropriate.

The Board did not set a date for its next meeting with the intent that, unless there is an emergency, we will next meet to discuss bids for turf maintenance and snow removal. It was decided that future Board meetings will be held during “business hours” (late afternoons, scheduled to conclude before 5:00 p.m.).

There being no further business, the meeting was adjourned at 6:43 p.m.

---

Secretary