

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
September 17, 2018

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

Absent: Kevin Miller

The meeting was called to order at 6:30 p.m. by Vice President Kris Miller. The Board considered the Minutes from the meeting of August 6th, August 20th and September 4th 2018. On motion by Kris Miller, seconded by Roger Chamberlin the Minutes were approved as presented. A discussion of monthly financial reporting followed. Kris Miller provided a format used by an association in California. Roger Chamberlin reported that the current checkbook balance is \$41,831.36. The Board understands that our current accounting personnel will not be providing monthly reports, but a discussion of what we would like to have next year is considered by all a prudent course of action. At a minimum we want/need a budget; report of expenditures against budget and amounts being held in reserve.

Old Business

On motion by Keith Prettyman, second by Kris Miller, the Board voted unanimously to authorize Universal Property Management to arrange for installing an extension of a sump drain as long as the total cost does not exceed \$500.

New Business

Keith Prettyman reported that Brett Cover has learned that Summit Lawn will not be offering to mowing or snow removal next year. They have agreed to remove snow this winter. With this information, Zandra Uhrmacher moved and Kris Miller seconded a motion to direct Universal Property Management to secure bids for these services starting in spring 2019.

A general discussion of the lack of seals in the expansion joints between our streets and curbs/sidewalks ensued. Keith Prettyman was asked to raise this issue with Brett Cover to get his professional input.

The Board would like Brett Cover to attend our next meeting so it was decided to give him 2 dates – October 22 and 23. The Board will meet at 6:30 at Zandra Uhrmacher's home. NOTE: Brett opted to meet on the 23rd.

There being no further business, the meeting was adjourned at 7:10 p.m.

Secretary