

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
April 2, 2019

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

Absent: Roger Chamberlin

Also attending: Brett Cover, Universal Property Management

The meeting, held at 8005 Palmilla Lane, was called to order at 4:30 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of March 5, 2019. The Minutes were approved as presented.

Brett presented the Treasurer's Report. There was net ordinary income for the month of March of \$600.08. A review of Accounts Receivable indicate a significant reduction in the amount currently in arrears. On motion by Keith, second by Kris the Treasurer's Report was approved.

Old Business - 5 Items

1. Brett presented the bids for mowing and snow removal. 2 bids were received – one from BMV Enterprises (formerly, Whirlwind) and Summit Lawns (our current provider). Summit submitted a bid of \$750/mow and \$1,200/fertilization step (we are requesting a 6 step program plus grub control). BMV's bid was \$843.75/mow and \$800/fertilization step. For snow removal, the bids were \$45/hour/snow blower and per pick-up with blade from Summit and \$85/hour per piece of equipment for clearing streets and \$50/hour/person clearing driveways and sidewalks from BMV. Significant discussion ensued followed by a motion by Kris, second by Zandra to accept the bid of BMV.

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. Kevin was

authorized to submit a letter of cancellation as provided in the Bulk Agreement with an intent to get Spectrum's attention.

3. The addition of Alley Cat recycling was discussed. Brett reported that 2 residents have refused the recycling service (one of them was the current resident recycler).

4. Brett reported on pothole repair he had personally done and the Board considered bids from Metro Grading to repair major problems at 39th and Chileno and at the mailbox. On motion by Keith, second by Zandra, the Board voted to accept the bids and have the necessary repairs done as soon as they can be scheduled.

5. Brett has not written the letter to require the removal of the basketball pole.

New Business – 4 Items

1. The Board considered the request of Stan Oswald at 3840 Chileno to have some professional landscaping done to the common area adjoining his townhome. The work requested included moving sprinklers, installing edging, bushes and flagstone as well as planting a River Birch in the common area in front of his townhome. The request engendered considerable discussion primarily centered on the fact that the area under consideration is not under the control of the resident, but of the Association. The Board appreciated that the resident submitted the plan for review and approval given that the area is controlled by the Association. Serious concern was expressed about moving sprinklers, but Brett assured the Board that this was not a major issue. On motion by Kris, second by Keith, the Board voted 4-1 to allow the landscaping subject to the resident's agreement to maintain the landscaping so as not to impede mowing and that if he did not that upon 14 day notice, the Association would do so at the resident's expense.

2. The Board considered a request to install a street sign at the corner of 39th Street and Chileno Drive. On motion by Kevin, second by Zandra, the request was denied.

3. The Board discussed a complaint about cable service at 3742 Pablo Lane. As a result of the complaint and the discussion the Board will consider posting the number of our contact at Spectrum on the website.

4. The Board discussed an email from a resident who had provided recycling services to select properties in the development complaining about the adoption of

an Association recycling provider without giving adequate consideration to extending the courtesy of notice and the invitation to submit a bid.

The next meeting of the Board will be on May 7th starting at 3:30 p.m. at a location yet to be identified.

There being no further business, the meeting was adjourned at 5:43 p.m.

Secretary