

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
May 7, 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 3760 Chileno Drive, was called to order at 3:30 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of April 2, 2019. The Minutes were approved as presented.

Brett presented the Treasurer's Report. There was net ordinary income for the month of March of \$6,820.95. A review of Accounts Receivable indicate that there are only 4 accounts currently in arrears with 3 of those behind one month and one behind two months. On motion by Keith, second by Zandra the Treasurer's Report was approved.

Old Business - 5 Items

1. The Board discussed current progress with Spectrum and getting residents added to the group bill. Every address (including those under construction and those where construction has not yet started) in the Association has been added to the Bulk Cable Agreement. By doing this, every address should be able to take advantage of the Association's cable agreement without waiting for action out of St Louis. Residents will be encouraged to call 877-647-7732 if they have questions, concerns or experience difficulty of any kind.
2. The addition of Alley Cat recycling was discussed. The consensus of the Board was that the addition of the service as well as the quality of the service has been very well received by the Association.
3. The installation of a street sign at the corner of 39th and Chileno was, on motion for reconsideration by Keith, second by Zandra, adopted by the Board. Brett will

check with Craig to see where to get the sign and he will arrange for the installation.

4. The Association website was discussed and the general opinion of the Board was that the website was both being used and was useful.

5. The Noe's, at 3840 Pablo Lane, have requested that the Board again consider their concern about drainage behind their townhouse. The board is aware of their concerns and is also aware that Craig has taken the position that there is no problem and that the water has not reached their dwelling. The Board inquired as to whether Brett had viewed the drainage and what his opinion was. Brett indicated that his observation was that the engineered drainage is working as designed. The Board expressed that they, too, might be concerned with the depth and speed of the water during extremely heavy rains as took place when the videos were taken, however, the Board does not see that there is anything the Association can do to relieve the "problem". Keith will contact Sven and Dena to let them know what the Board has discussed and to inform them that if they want to do anything to address the drainage that they will need to get the Board's approval in advance.

New Business – 7 Items

1. There have been several complaints about the new mowing service and the Board discussed them first in general terms and agreed to see if the quality of the service improves over the next 2-3 weeks before taking any drastic action. There was a discussion of 2 specific concerns as well - - damage to a garage door frame allegedly caused by a mower and damage to a downspout also alleged to have been done by a mower. In discussions with our contractor, Brett indicated that the contractor takes responsibility for the downspout as well as other downspouts and that he will replace those damaged and will keep a supply of replacements in the event this happens again. He is also checking the garage door frame damage to see if it could have been caused by one of his employees.

2. Several members had questions about bare spots in their lawns from winter kill. One of them, the Association member living at 3841 Pablo Lane, requested permission to install sod over the bare spot. After discussion, Keith moved and Zandra seconded a motion to allow members to install sod, but, for those who do not choose to pay for and install sod, the Association will reseed these areas after the pre-emergent is no longer effective. Both Keith and Zandra accepted a friendly

amendment that any sod installed needs to be the same variety of grass as originally placed by Nebraska Sod. The amended motion passed.

3. There is a dead tree in the outlot between Chileno and Cabo. There is a question of whether replacement is the Association's responsibility or the builder's. Brett had spoken to the builder as well as the nursery which planted the tree. The nursery (Eagle Nursery) will be replacing not only the dead tree, but all the trees which, while not dead now, are in the process.

4. and 5. The Board discussed a proposed letter written by Kevin and Keith to be included in the next dues billing addressing both the role of the Board and of individual Directors as well as a request for members to take their questions and concerns to the Board rather than to Brett and that the Board will schedule meetings on a monthly basis in order to address member concerns in a timely fashion. After reviewing the draft, the Board indicated that the letter should be included in the next dues billing.

6. At least one street light has burnt out and needs to be replaced. Brett was aware of the need to replace the light and has already scheduled his street light technician.

7. Brett indicated that he had not sent the letter demanding the removal of the basketball pole as he and Keith had discussed the language of the only applicable covenant and they were of the opinion that the member who had installed the pole would argue that the pole is not a "structure". Kris agreed to research Nebraska law to see if there is a definition of "structure" which would encompass a basketball pole.

The next meeting of the Board will be on June 11th starting at 3:30 p.m. at Keith's home, 3849 Pablo Lane.

There being no further business, the meeting was adjourned at 4:43 p.m.

Secretary