

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
July 10, 2019

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

Also attending: Brett Cover, Universal Property Management

The meeting, held at 3772 Pablo Lane, was called to order at 3:32 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of June 11, 2019. Kris questioned the accuracy of the statement that “the Board agreed” to have Brett apply defoliate around trees. Kris’s objection is duly noted. With this point of personal preference, the Minutes were approved as originally electronically distributed.

Brett presented the Treasurer’s Report. There was net ordinary income for the month of June of (\$17,383.46). The negative net income for the month resulted primarily from the payment to Metro Grading to replace asphalt with concrete and to Summit Lawns of a reduced, but significant, amount for snow removal on 2/20 and 2/23. A review of Accounts Receivable indicate that there are 8 accounts currently in arrears with 3 of those behind just one month. On motion by Keith, second by Zandra, the Treasurer’s Report was approved. Following approval, Brett suggested that the Board consider billing on a quarterly basis rather on a monthly basis as this would save the Association \$55+/month.

Old Business - 6 Items for Discussion; 4 Notices; 2 Items removed

1. Notices

- Jennifer Wiebke, the landlord’s agent for 8000 and 8004 S. 39<sup>th</sup> was contacted about the previously discussed dog and parking problems and she agreed to contact the tenants.
- Brett has trimmed trees.
- Brett has sprayed curbs and cracks in the street for weed control.
- A water pipe burst near 39<sup>th</sup> Street is in the process of being repaired.

## 2. Items Removed

- Item 6. Repair of sod at 3751 Cabo was removed due to a misunderstanding of the situation.
- Item 12. Motion to authorize killing grass around trees was removed as unnecessary as the grass has been treated.

3. Brett reported that the sump pump drainage pipe is scheduled to be installed the week of July 25<sup>th</sup> if weather allows.

4. The request from Kathi Beebe to reconsider the imposition of late fees died for failure to receive a motion to reconsider.

5. Brett informed the Board that Metro Grading has not had a chance to review the drainage issues behind 3840 Pablo.

6. Brett informed the Board that sprinklers are regularly monitored for adjustment and that those located at 3832 Pablo and 3751 Cabo have recently been adjusted.

7. The Board clarified that it wants Brett to order the replacement Redpointe Maple tree for 3845 Pablo. Brett indicated that he would contact Eagle Nursery to acquire the tree.

8. The residents at 3904 Pablo report that water builds up at the end of their driveway. Brett agreed to inspect and see if the problem has a quick solution. This issue raised the bigger question of the need to repair the many dips and valleys throughout the development where asphalt meets concrete. This will be an expensive proposition if we are to do the job completely and correctly.

## New Business – 4 Items

1. The Board discussed the report of a satellite dish installed at 3908 Pablo Lane. After a brief aside about which direction the dish was pointed, the Board discussed what action, if any, it should take concerning this violation of the Covenants (Article III. §9). The Board accepted that Federal Law specifically preempts our Covenants and allows installing satellite dishes irrespective of local rules to the contrary. We can, however, restrict the size and location of dishes.

2. The resident at 3832 Pablo has complained that her front lawn drain is plugged and the gutters overflow. After discussion the Board concluded that this is not an Association issue as it involves the resident's townhome property and not the Association Common Area.

3. The resident at 3832 also raised a question about the “ownership” of the sidewalk between her townhome and her neighbor to her west. She is to be directed to the County Assessor’s website to check the GIS map. [Following the meeting, the Board, through Brett, learned that this resident also contacted Craig Bauer concerning ownership and Craig made it clear to the resident that the sidewalk is owned by both residents equally.]

4. The Board discussed recent emails from sources outside the Board impersonating Board members. The situation has been properly referred for investigation.

The next meeting of the Board will be on July 30<sup>th</sup> starting at 3:30 p.m. at Zandra’s home, 3760 Chileno Drive specifically to discuss parking issues and the development of parking regulations for the Association. The Board will set the date for its next regular Board Meeting at the July 30<sup>th</sup> Special Meeting.

There being no further business, the meeting was adjourned at 4:09 p.m.

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Secretary