

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
August 6, 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 3760 Chileno Drive, was called to order at 4:00 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of July 30, 2019. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. There was net ordinary income for the month of July of -\$3,824.34. The negative net income for the month (the second significant loss in a row) resulted primarily from the payment of 3 months of normal lawn care maintenance fees (April, May and June at \$2,666.67/month). A review of Accounts Receivable indicate that there are 4 accounts currently in arrears with only one of those significantly behind. Brett will contact this account and, if necessary, start discontinuing services. On motion by Keith, second by Roger, the Treasurer's Report was approved.

Old Business – 5 Items

1. The draft parking regulations were discussed and several excellent suggestions, comments and revisions were offered. By unanimous agreement of the Board, final approval of the regulations was tabled for consideration at a later meeting.
2. There was no discussion of the drain installation at 3841 Pablo as nobody was aware of the status of the individual townhome owner's project.
3. Brett reported that he needs to measure the size of the existing street signs before the sign for 39<sup>th</sup> and Chileno is manufactured.
4. The replacement tree has been planted at 3845 Pablo (and it looks good!)
5. Damage to downspouts and the quality of the lawn service was discussed. Kris indicated that he had performed a survey of damaged downspouts and he would provide a copy.

## New Business – 3 Items

1. David Smith (3762 Cabo) had two concerns. The first concerned when mowing would be done behind the homes on Cabo and between his and his neighbor's townhome. Brett reported that this had been done prior to our meeting. Mr. Smith was also concerned about Spectrum cables that had not been buried. Spectrum buried Mr. Smith's and will do the same to the others when the units are occupied.
2. Larry Vandergriend (3845 Cabo) emailed several concerns. He was concerned about For Sale (and other) signs in yards. The Board discussed and concluded that For Sale signs are authorized by the covenants. He was also concerned about a For Rent sign in the window(s) of a garage along 39<sup>th</sup> street. The covenants do not authorize For Rent signs of any kind. On motion by Kris, second by Roger, the Board voted to allow For Rent signs BUT ONLY standard size signs placed in the yard of the property for rent are acceptable. The third concern was whether rental property is permitted in the development and the answer is, yes, it is. The exclusive use for the development is "for residential purposes". There is no distinction between owner-occupied and rental residential. Finally, he wanted to know if construction equipment should be moved. While the Board would prefer that the covenants be followed in this regard, the rules, having been observed in their breach since inception and there being such a short time until construction is done, the Board did not vote to enforce the storage of construction equipment rules.
3. Aaron Ost (3912 Pablo) inquired about replacement of his tree wondering if it was damaged by weed treatment. Without specifically determining the cause, on motion by Keith, second by Zandra, the Board voted to replace the tree at 3912 Pablo as well as the tree at 3904 Pablo.

The next meeting of the Board will be on September 17<sup>th</sup> starting at 4:00 p.m. at Roger's home, 3772 Pablo Lane.

There being no further business, the meeting was adjourned at 4:42 p.m.

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Secretary