

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
September 17, 2019

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

Absent: Kris Miller

Also attending: Brett Cover, Universal Property Management

The meeting, held at 3772 Pablo Lane, was called to order at 3:57 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of August 13, 2019. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. There was net ordinary income for the month of August of -\$2,015.01. The negative net income for the month was the third monthly loss in a row. A review of Accounts Receivable indicate that there are 5 accounts currently in arrears with none of those significantly behind after Brett's contact with the one account that had been in significant arrears. On motion by Keith, second by Roger, the Treasurer's Report was approved.

Old Business – 1 Item; 5 Updates

1. On motion by Roger, second by Zandra, the issue of considering the revised Parking Regulations was removed from the table. The revised Parking Regulations (having previously been electronically provided to the Board) were discussed. On motion by Roger, second by Zandra, the Parking Regulations were approved. A copy of the Parking Regulations shall be appended to these Minutes. A contract will be entered into with Capital Towing. A brief time will be provided for residents to become familiar with the Regulations before towing begins.
2. Update – the drain in the green space behind Palmilla Lane has been installed.
3. Update – Most of the downspouts damaged by the mowers have been replaced by BMV.

4. Update – The street sign for 39th and Chileno Drive cannot be installed until we secure a galvanized pole. Brett is hopeful that he has found a supplier.
5. Update – The irrigation system issues have been addressed. The lawns are stressed so the watering cycle times will be increased.
6. Update – Our streetlights continue to be out. The cause is known. The excavating contractor for Smetter Custom Homes cut the electrical line. This is clearly Smetter's liability, however, after contact with Mr. Smetter he has made no effort to fix his problem. The Board will continue to encourage Mr. Smetter to do the right thing and meet his clear responsibilities, but if he continues to disregard his duty, the Board will discuss and pursue the Association's options at its next meeting.

New Business – 3 Items

1. Victoria Miller (8029 Palmilla Lane) has reported that there is damage to the lawn behind her townhome due to the lawn service. Upon inspection, it appears the problem is due to sump pump discharge and can be remedied by the planned over seeding.
2. Suzanne and Jim Dockery (3815 Chileno Drive) have reported a drainage issue on the side of their townhome which has been ongoing for two years. Upon inspection it was concluded the problem is that the builder directed all the drainage (downspouts and sump pumps) to this area but did not install a drainage system to take the excess water to the street. This is a builder issue, not an Association issue, but after 2 years the builder may not accept responsibility. The Association will direct BMV to use a smaller mower in these areas to minimize damage.
3. Sandy Yost has suggested that the Board remind dog owners to clean up after their dogs. The Board respectfully declined.

The next meeting of the Board will be on October 8th starting at 4:00 p.m. at Zandra's home, 3760 Chileno Drive.

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

Secretary