

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
October 8, 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 4:03 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of September 17, 2019. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. There was net ordinary income for the month of September of \$1,773.39. The positive net income for the month ended a 3 month period of monthly losses. Major expenses for the month were lawncare, \$3,110.42; cable \$3,339.96; and trash removal/recycling \$2,980.00. A review of Accounts Receivable indicate that there is only one account currently in arrears for more than the current month. On motion by Keith, second by Zandra, the Treasurer's Report was approved.

Old Business – 4 Updates

1. Update – The damaged downspouts have, to Brett's knowledge, all been repaired. He would like to check the repairs against the list that Kris developed to make sure that all the repairs are complete.
2. Update – We are still waiting for all the materials necessary to install the new street sign for 39<sup>th</sup> and Chileno.
3. Update – The 2018 Association Tax Return has not been filed. Keith agreed to contact Hocking & Schulenburg to make arrangements to have it completed as soon as practical.
4. 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. After considerable discussion, in

order to raise the funds necessary for the Association to make the necessary repairs, on motion by Keith, second by Roger, the Board directed Brett to assess Association dues against all Smetter properties as soon as they are issued occupancy permits if he does not remedy the outage.

New Business – 1 Item; Discussion of Association needs and future projects.

1. Potential projects discussed were:

- Road repairs (decided to continue to set aside \$1,000/month for road repair)
- Tree replacements (decided to discuss the issue at the next Annual Meeting given that the Covenants make this the individual member's responsibility and not the Association's). Specifically, for 2 trees – a pine and a Birch, on motion by Keith, second by Zandra, the Board authorized replacement.
- Fence repair (the conclusion was that any needed repair/replacement could come from current dues)
- Drainage (no general agreement was reached)
- Sealing the new concrete; on motion by Keith, second by Roger, the Board authorized an expenditure of up to \$500 to install "salt guard".

The Board also discussed the Budget through 9 months. Kris moved that the Board engage a consultant for a Reserve Study. The motion died for lack of a second.

The next meeting of the Board will be on November 12th starting at 4:00 p.m. at Roger's home, 3772 Pablo Lane.

There being no further business, the meeting was adjourned at 5:13 p.m.

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Secretary