

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
December 3, 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 3849 Pablo Lane, was called to order at 4:00 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of October 8, 2019. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. There was net ordinary income for the month of October of \$750.74 and \$1,292.31 for November. A review of Accounts Receivable indicate that there were only two accounts in arrears at the end of November for more than the current month with 3 in arrears for November. On motion by Keith, second by Roger, the Treasurer's Report was approved.

Old Business –

The only item of old business was a discussion of enforcement of the Parking Regulations. All were in agreement that the regulations were generally being followed and that they had resulted in a better parking situation. All were also in agreement that the true enforcement of the regulations (violators could be towed) could begin immediately, but that actual towing will not take place until warning signs are posted. Board members were given violation stickers to place on offender's windshields.

The Board took the opportunity to review open issues. One of those items was the review of drainage behind 3840 Pablo Lane. Re-grading will not alleviate the drainage issues shown on the videos the Board was provided. A possible (though not certain) solution is to install a French drain at a cost of \$750-\$1,000. The Board did not authorize this expenditure.

New Business – 3 Items

1. Two of those items involved a discussion of the 2020 Budget and establishment of reserves for major projects. The Board agreed to defer these discussions until the January Board meeting.
2. Damage (especially to concrete) caused by contractors and the desire to hold those responsible for repairs and/or assessing contractors for such repairs. After a brief discussion, the Board thought it advisable to survey the Association and itemize items to be repaired as a first step.

The next meeting of the Board will be on January 14, 2020 starting at 4:00 p.m. at Roger's home, 3772 Pablo Lane.

There being no further business, the meeting was adjourned at 4:38 p.m.

Secretary