

Minutes
Annual Meeting
Yankee Ridge Villas Townhome Association
February 4, 2020
Pine Lake Golf Course Banquet Room

Present: Representatives from 20 Townhome Properties

Also attending: Brett Cover, Universal Property Management

The meeting was called to order at 7:04 p.m. by Vice President Kris Miller. It was determined and announced that a quorum was present (10% of lots = 14) for the conduct of business. It was also announced that the Annual Meeting was being held on February 4th because the Bylaws require that the Annual Meeting of the Association be held on the first Tuesday in February at 7:00 p.m.

The Secretary reported:

1. The Board met 11 times between the last Annual Meeting and this Annual Meeting;
2. Fellow residents, Cody and Carissa Weihe, have developed an Association website. www.yankeeridgehoa.com. The website has been an effective communication tool where documents can be found, Board members can be contacted and neighborhood news can be shared.
3. Significant issues considered by the Board in the last year have been:
 - Development of parking regulations to better assure emergency vehicle access and effective snow removal;
 - Water/sprinkler head damage/ALLO problems;
 - Issues concerning mowing/fertilization/weed control;
 - Snow removal concerns as well as the rules of thumb currently followed that we will clear snow when there is or there is expected to be 2 or more inches of snow and that snow removal will not commence until the end of any snow event;

- Drainage issues and possible solutions/remediation;
- Street light maintenance issues; and
- Resolution of past problems with our bulk cable contract with TWC/Spectrum, especially issues concerning getting new residents added to the bulk bill.

Brett Cover, our Property Manager (Universal Property Management) presented the Treasurer's Report and the 2020 Budget as approved by the Association Board. Additionally, Brett presented 3 alternate budgets for discussion; one reflecting the budget approved by the Board without any dues increase; another showing a \$10/month dues increase to cover better snow removal and one showing a \$15/month dues increase with \$10 to cover additional snow removal and \$5 to cover other maintenance issues such as drainage, trees and curb repairs.

Highlights were:

- 2019 Net Income of \$3,665.93 which will be held in reserve for asphalt street repairs;
- Total Liabilities and Equity as of 1/14/20 of \$53,597.59 (essentially the total reserve being held for eventual asphalt repair to our private roads);

Vice President Kris Miller explained that the 5 Board Members elected on July 31, 2018, have completed their 2 year terms and are eligible for re-election. Four of those 5 have agreed to serve another 2 year term. Those are Roger Chamberlin, Kevin Miller, Keith Prettyman and Zandra Uhrmacher. Kris Miller has decided not to run for a second term. Linda Weber was elected at last year's Annual Meeting and has another year left on her term. The Bylaws allow for up to 7 Directors. Vice President Miller opened the floor to nominations. There were no other nominees. On request for a voice vote of unanimous approval of the 4 nominees to serve a 2 year term, all were elected.

There being no further business, the meeting was adjourned at 7:52 p.m.

Secretary