

Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
January 14, 2020

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

Also attending: Brett Cover, Universal Property Management

The meeting, held at 3772 Pablo Lane, was called to order at 4:00 p.m. by President Kevin Miller. The Board considered the Minutes from the meeting of December 3, 2019. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. There was net ordinary income for the month of December of \$2,668.01. A review of Accounts Receivable indicate that there were five accounts in arrears at the end of December. On motion by Keith, second by Zandra, the Treasurer's Report was approved.

Old Business –

The Board considered two items old business. One was a review of the recently announced parking regulations. There was a general agreement that parking is much better than before the regulations were enacted and that issuing "warning citations" is helping. Also discussed was the earlier concern about the brightness of the credit union sign on the south side of Grainger. The appropriate city department was contacted and there have been no further concerns expressed.

New Business – 5 Items

1. Two of those items involved a discussion of the 2020 Budget and establishment of reserves for major projects. The Board discussed the proposed budget and projected reserves for 2020. On motion by Zandra, second by Kris, the Board adopted the proposed budget.
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 discussion, the Board reached agreement that seeking restitution would not be fruitful as contractors will deny culpability or liability.

3. The Board spent significant time discussing our snow removal process. Two residents questioned our “2 inch rule” stating that it isn’t written anywhere. The Board’s discussion made it clear that we are caught between providing excellent service and managing within our resources. While the Board did not change our current procedure, it did agree that raising assessments should be considered in order to remove snow sooner and, perhaps, more often.
4. Finally, the Board discussed preparation for the HOA Annual Meeting on February 4th (location to be determined). Among the items the Board wants to discuss are dues, issues faced by the Board in the past 12 months and election of Directors.

The next meeting of the Board will be on March 3, 2020 starting at 4:00 p.m. at Zandra’s home.

There being no further business, the meeting was adjourned at 5:02 p.m.

Secretary