

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
March 3<sup>rd</sup>, 2020

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

Also attending: Brett Cover, Universal Property Management

The meeting was held at 3760 Chileno Drive, was called to order at 4:00 pm. By President Kevin Miller. The Board considered the Minutes from the meeting of January 14, 2020 and the annual meeting on February 4<sup>th</sup>, 2020. The Minutes were approved as originally electronically distributed.

Brett presented the Treasurer's report. There was net ordinary income for the month February of -\$7,087.29. A review of Accounts Receivable indicates that there were 6 accounts in arrears at the end of February. On motion by Keith second by Roger the Treasurer's Report was approved.

Old Business: Kevin indicated there was no old business.

New Business- 6 items

Reimbursement for damaged landscape light at 3762 Cabo Dr. Kevin made motion to replace and the motion failed for lack of a second.

Raising monthly dues to address the request for more comprehensive snow removal and other needs. Keith moved to increase by \$15 dollars and Roger seconded to take affect May 1<sup>st</sup>.

Addressing drainage issues by ongoing construction work. The HOA will take care as needed in the Spring.

Repairing damaged curbs. Brett will look at repairing damaged curbs and prices for repair.

Developing a policy mandating owners/tenants to clean up after their pets. Keith is developing a policy for this issue.

Repairing water line leak under driveway at 3806 Chileno Drive. The Board decided it was the owner responsibility to fix the problem.

The next meeting of the board will be on May 5<sup>th</sup>, 2020 at 4:00 p.m. at Roger's house.

There being no further business, the meeting was adjourned at 5:15 p.m.

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Secretary