

Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
May 5<sup>th</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 3772 Pablo Lane and was called to order at 4:00 pm by President Kevin Miller. The Board considered the meeting minutes of March 3<sup>rd</sup>, 2020 and the special meeting on April 27<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 months of March through April 2020 of \$3,395.39. A review of Accounts Receivable indicates that there were four accounts in arrears at the end of April. On motion by Keith seconded by Zandra the Treasury Report was approved.

Old Business:

1. Kevin contacted Josephine with no response about her hail damage.
2. Parking updates:
  - A. Pickup on Chileno Dr with no tags. Another warning was given, the owner was waiting for the car tags.
3. Feedback on turf maintenance so far this year:
  - A. Second application will be applied in May.

New Business:

1. Discuss to repair roofing & siding, no one else has sent in their request for approval at this time.
2. Discuss three-step approval process for Townhouse owners who submit solo request. The Board will do the three-step process as needed.

3. Deb Rueb at 7905 Palmilla Lane requested to paint her front door a different color. The Board did not approve the request as it would not conform to the color or general standards and character of the Townhome residences.
4. Jim Dockery would like to post on the Association website to ask neighbors which roofing contractors they are using. Cody is asking whether to approve this posting. The Board did not approve this request as the Board does not want it to appear that it is pre-approving contractors.
5. Courtney Smith, Senior Care Advocate- requested to post a link on the website, a Guide to Senior Care Affordability and Financial Resources in Lincoln. The Board did not approve this request as the website is not intended for resident advertising.
6. Tom Cronin at 3844 Cabo Drive:
  - a. Reported their sprinklers are leaking: Kevin & Brett will make an inspection to see what is causing the leaking.
  - b. Asking when sod would be laid: You need to contact Shawn with Smetter's Construction.
  - c. Asked if trees will be planted: Contact Smetter's Construction.
  - d. Reported large orange cable in back of Townhome and wondered if it would be buried: Brett will look into the request.
7. Tom & Gayle Alexander are curious why Craig Bauer did not install water spigots in the rear of Townhouses on Pamilla Lane: There is nothing the Board can do with this situation.
8. Pablo Lane residence on the South side request to plant ornamental grass around utility boxes: The Board approved and Brett will handle the planting.
9. Krista Hoover insurance asked for a declaration between the Townhome and the HOA: There seems to be a misperception by the Insurance Company that ours is a condominium association. Because we are not, there are no documentation for the request.

The next meeting of the Board will be on July 7<sup>th</sup>, 2020 starting at 4:00 pm at Zandra Uhrmacher's home.

There being no more business the meeting was adjourned at 5:00 pm.