

Minutes  
Board of Directors Meeting  
Yankee Ridge Villa Townhome Association  
July 7<sup>th</sup>, 2020

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

Also attending: Brett Cover, Universal Property Management.

The meeting was held at 3760 Chileno Dr and was called to order at 4:04 pm by President Kevin Miller. The board considered the meeting minutes of 05/05/2020. The minutes were approved as originally electronically distributed.

Brett presented the Treasurer's Report. The net ordinary income for the months of April-June 2020 was \$10,809.12. A review of Accounts Receivable shows that there is one account in the arrears at the end of June. On a motion by Keith and seconded by Zandra the Treasury Report was approved.

Old Business:

1. Roof repair is on schedule and going well
2. Update on Francine's water sprinklers: We need an agreement from Francine that she will take care of all repairs.
3. Update on the replacement of trees between Cabo Dr and Chileno Dr: They will be replaced in the fall of 2020.

4. Update of Dues increase: The Board approved in March to increase the monthly dues, but have decided to delay the increase until September of 2020 because of COVID 19. Noticed will be sent with the August statements.
5. Update on removal of Smetter's signs: Brett will remove the signs.
6. Update of spraying trees on Chileno Dr: It is too late in the year to do now and will be done in Spring of 2021.
7. Bare spots caused by dogs in rental property: The landlord's will be notified that it is their responsibility to take care of the bare spots. If they do not, the Board will charge them for repairing the bare spots.

#### New Business:

1. 3815 Chileno Dr damage to the grass and siding between townhomes: Lawn service will take care of the cost and Brett will decide what to do about grass repair.
2. 3820 Cabo Dr landscaping request: Everything in the rock area is ok to plant in, but we did not approve the planting of a tree.
3. Roofing request approval for Zandra and her neighbors: Keith moved for approval and Roger seconded. The motion carried.
4. Cleaning up of streets and yards after fireworks: The Board will put a notice on the website to encourage association members to clean up after setting off fireworks.

5. Quarterly billing: The Board approve to go to quarterly billing to start in January of 2021. Keith moved to approve and seconded by Zandra. The motion carried.
6. Sprinkler Head adjustment schedule: The Board decided to set the first Thursday of every month to adjust the sprinkler heads.
7. Damaged drain cover located in grass area between 3844 & 3848 Cabo DR: We can not be held responsible for the damage.
8. Sold Signs discussion: We will take sold signs down and place next to building and we will put in the rules a time limit of 10 days to remove sold signs. Keith motioned and Roger seconded. The motion carried.
9. Establishing new committees: The Board will discuss this more before the annual meeting.

The next meeting of the Board will be on September 8<sup>th</sup>, 2020 starting at 4:00pm at Roger Chamberlin's home.

There being no more business the meeting was adjourned at 5:30pm.

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Secretary