

Minutes  
Annual Meeting  
Yankee Ridge Villas Townhome Association  
February 2<sup>nd</sup>, 2021  
Zoom Annual Meeting

Present: Representatives from 22 Townhome Properties

Also attending: was Brett Cover, Universal Property Management

The meeting was called to order at 7 p.m. by President Kevin Miller. It was determined and announced that a quorum was present for conditions to conduct business. It was also announced that the Annual Meeting was being held on February 2<sup>nd</sup> because the By-Laws require that the Annual Meeting of the Association be held on the first Tuesday in February at 7 p.m.

The minutes were approved as originally electronically distributed.

The Secretary reported:

1. The Board met six times between the last Annual Meeting and this Annual Meeting.

2. The challenges we met this year were to get all of the roofs, siding & gutters repaired from the hail damaged that occurred.

Consideration/Approval of the 2021 Budget.

Brett Cover, our Property Manager (Universal Property Management) presented the Treasurers Report and the 2021 budget. A motion was made by Linda Weber to approve the 2021 budget. The motion was seconded by Keith Prettyman and approved by the Board.

Election of Directors:

Vice President Keith Prettyman explained the four Board Members elected on February 4<sup>th</sup>, 2020 have one year remaining in their term. Linda Weber has completed her 2yr term and agreed to be nominated to another 2yr term. Vice President Prettyman opened the floor to nomination. There were no other nominations. On request for a voice vote of unanimous approval of one nominee to serve a 2yr term. A motion was made by Zandra Uhrmacher to approve the nominee Linda Weber. The motion was seconded by Keith Prettyman.

Old Business:

1. Drainage problems: The problems exist on Cabo northside and Chileno northside. Brett has spoken with

- horizontal boring Company to get an estimate to fix the problem. He was given a estimate of \$3,000 to \$5,000 per road but final quote won't be until the Spring of the year. The Board also acknowledged that there are other drainage issues which they agreed to discuss.
2. Clean up after Dogs: The Annual Meeting was reminded that the pet owners have the responsibility to regularly clean up after their pets. The Association has adopted Rules and Regulations on this subject which can be found on the Association's website [yankeeridgehoa.com](http://yankeeridgehoa.com). The Association will partner with Lincoln Animal Control to assure that the animal feces are removed.
  3. Parking Regulations: Attendees were reminded that the Association has adopted Parking Regulations which can be found on the Association website. Because towing vehicles at the owner's expense is the enforcement mechanism, all residents should be aware of the Regulations and should make their guests and invitees aware as well.

#### New Business:

1. HOA Garage Sales: There was an open discussion of garage sales in the neighborhood. It was noted there is no prohibition against garage sales though signage and parking are restricted. The idea of the Association-

sponsored Garage Sale Weekend received favorable comments. The Board agreed to discuss this further.

2. Committees to address Association needs: New residents would receive a welcoming packet from the Association. Other possible Committees discussed were Social Committee (possibly arranging an Association Garage Sale Weekend) and an Architectural Review Committee. The Board is looking for two or three people to help with putting this together.
3. Spectrum agreement: The Spectrum contract is coming up for renewal on 9/22. Prior to negotiating a new agreement, the Board will consider whether to continuing this service benefits the majority of members.

Members discussion: The following topics were discussed trees, water problems and who is responsible for what on your property.

There being no further business the meeting was adjourned at 8:12 pm.

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Secretary

	2020 Budget	2020 Actual	2021 Budget
Dues Income	\$165,480.00	\$176,214.01	\$190,080.00
Misc Income	\$0.00	\$1,029.72	\$0.00
<b>TOTAL</b>	<b>\$165,480.00</b>	<b>\$177,243.73</b>	<b>\$190,080.00</b>
Electricity	\$1,200.00	\$1,264.54	\$1,320.00
Cable	\$42,358.06	\$42,538.03	\$42,435.12
Water	\$7,650.00	\$12,971.73	\$11,800.00
Trash Removal (\$16.84/unit)	\$26,539.84	\$27,280.80	\$29,245.74
Recycling (\$7.00/unit)	\$11,032.00	\$11,340.00	\$12,158.25
Professional Fees	\$250.00	\$343.00	\$300.00
Miscellaneous	\$1,200.00	\$428.04	\$900.00
Office Expense	\$900.00	\$1,139.48	\$600.00
Maintenance/Repairs	\$3,400.00	\$7,298.98	\$8,000.00
Lawn Care	\$32,004.00	\$36,644.99	\$46,596.00
Snow Removal	\$16,750.00	\$9,360.00	\$27,000.00
Property Mgmt Fee	\$7,980.00	\$7,980.00	\$7,980.00
Insurance	\$1,575.00	\$1,730.00	\$1,725.00
<b>TOTAL EXPENSES</b>	<b>\$152,838.90</b>	<b>\$160,319.59</b>	<b>\$190,060.11</b>
<b>NET INCOME</b>	<b>\$12,641.10</b>	<b>\$16,924.14</b>	<b>\$19.89</b>
<b>Reserve Account</b>	\$12,000.00	\$12,000.00	\$0.00
Cash Flow	\$641.10	\$4,924.14	\$19.89