

Minutes  
Board of Directors Meeting  
Yankee Ridge Townhome Association  
January 5<sup>th</sup>, 2021

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

Also attending Brett Cover, Universal Property Management.

A Zoom meeting was held and called to order at 4:00 pm by President Kevin Miller. The Board considered the meeting minutes of September 8<sup>th</sup> of 2020. The minutes were approved as originally electronically distributed.

Brett presented the Treasurers report. The net ordinary income for the months of October thru December 2020 was \$17,706.49. A review of the accounts receivable shows that there are three accounts in the arrears at the end of December. On a motion by Keith and seconded by Zandra the Treasury report was approved.

Old Business:

1. Update on drainage problem at 3802 Chileno Dr. The homeowner contacted Smetter Construction and an agreement was reached that each would share the cost.
2. Downspout repair at 3810 Chileno Dr. It will be fixed, but has been put on hold until better weather.

New Business:

1. Plan for the annual meeting on February 2<sup>nd</sup> at 7:00 pm. Reviewing drainage problems, quarterly payments and other business.
2. Additional discussion of indemnification of board officers.
3. The reason why the snow removal company does not put ice melt on driveways is because of repair liabilities of which the Associations is not responsible for.
4. The request to plant trees will be delayed until closer to Spring.

The next meeting of the Board will be via Zoom on February 9<sup>th</sup>, 2021. There being no more business the meeting was adjourned at 4:56 pm.

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Secretary