

Yankee Ridge Villas Townhome Association

Board of Directors Zoom Meeting

February 9th, 2021

4:00 pm

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

Also attending Brett Cover from Universal Property Management.

A Zoom meeting was held and called to order at 4:00 pm by President Kevin Miller. The Board considered the annual meeting minutes of February 2nd, 2021. The minutes were approved as originally electronically distributed.

Brett presented the treasury report. No changes have been made since the annual meeting. A review of the accounts receivable shows there are four accounts in the arrears.

Old business:

1. Review of the annual board meeting. The Board received a lot of good questions and comments.
2. Committees: The next step will be to send a notice with the quarterly billing about the different committees.
3. Adding trees to common area: The Board is not going to approve any additional trees to the common areas.

4. Adding new frequently asked questions to the website:
The Board agrees with adding questions to the website.

New Business:

1. Snow removal:

A. The Association had to use two different contractors to handle the large amount of snow we received this year.

B. A special assessment is needed to help cover the additional cost of snow removal this year. This was chosen versus raising the HOA fees. There will be a one time \$100.00 fee to each homeowner. On a motion by Roger Chamberlin and a second by Keith Prettyman the assessment was approved.

The next meeting of the Board will be via Zoom on April 6th, 2021. There being no more business the meeting was adjourned at 4:45 pm.

Secretary