

Yankee Ridge Villas Townhome Association

Board of Directors Zoom Meeting

April 6th, 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 called to order by Vice President Keith Prettyman at 4:01 pm. The Board considered the meeting minutes of February 9th, 2021. The minutes were approved as originally electronically distributed.

Brett presented the treasury report. The net ordinary income for the months of January through March 2021 was a negative \$13, 395.66.

Old Business:

1. Brett is looking at getting an estimate for spraying and removing dead trees in the Association from Liberty Lawn and Landscaping.
2. A letter was sent to Home Services of Nebraska and Kevin is waiting on a response.
3. Update on dogs in the Association: We found out from animal control that unless you witness a dog violation and

can show proof, there is nothing they can do. The Board decided to go to a private company to handle the situation.

4. Committee updates: The garage sale committee will be Mary and Edith. The welcome committee will be Edith, David, Roger and Allan. The Board agreed to give each committee \$250 for supplies. On a motion by Keith and seconded by Zandra the funds were approved.
5. Status of Special Assessment: Brett will be sending out notices of the \$100 assessment.
6. Update on the contracts for lawn service and snow removal: Summit Lawncare will be handling the grass and Vogt's snow removal will be handling the snow removal.
7. Status of horizontal boring: Brett is going to get a bid.

New Business:

1. 3848 Cabo Dr requested to install landscaping stones. The Board is ok with installing the stones as long as the sprinkler system does not have to be moved. If the system would need to be moved Brett would need to be in attendance to make sure nothing is damaged.
2. Grass replacement between 39th & Cabo Drive southwest corner: Brett will take care of seeding the area.
3. Solar Panels: Solar Panels on the outside of the buildings violates the rules of the covenant and would not be approved.

4. Goodwill 2021 Neighborhood Challenge Invitation: The garage sale committee will look into the invitation.
5. Road Conditions: Brett will take care of the roads.

The next meeting of the Board will be on June 3rd via Zoom at 4:00 pm. There being no more business the meeting was adjourned at 5:00 pm.

Secretary