

Yankee Ridge Villas Townhome Association

Board of Directors Meeting

June 3<sup>rd</sup>, 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 President Kevin Miller at 4:00 pm. The Board considered the meeting minutes from April 6<sup>th</sup>, 2021. The minutes were approved as originally electronically distributed.

Brett presented the treasury report. The net ordinary income for the months of April through May 2021 was at a positive \$8,569.39. Brett reported that the Association had 5 townhomes in the arrears.

Old Business:

1. Updates on spraying trees on Chileno Dr. Brett will watch to see if it is needed to spray the trees.
2. Update on spraying the clover. One application has been made and will follow up if another is needed.

3. Update on garage sale and welcoming committee. The garage sale was a success and the committed did a nice job. Roger stated the welcoming committee is going well.
4. Update on horizontal boring: Brett is getting pricing.
5. Update on dead trees:
  - A. Along 40<sup>th</sup> street: Brett will get an update on this street.
  - B. 3841 Pablo Dr: Will replace tree and reseed the grass.
  - C. Behind Palmilla Lane: Trees were taken down.
  - D. Pine trees behind Josephine's townhome on Pablo Dr:  
These trees are not he responsibility of the Association.
6. Water drainage on Chileno Dr between townhomes is difficult to mow. Brett will work on a solution for this issue.
7. Water curb box casting cover in front of 3820 Cabo Dr. Brett will look at the problem and see if there is anything that can be done.
8. Adam K9 was contacted to clean up the feces behind 3804 Cabo Dr. The company came out 4 time in late May. Kevin will check with the owner for payment.
9. Concrete repair of curbs at 3849 Cabo Dr. Brett will have it repaired.
10. Parking violations: Kevin will be sending a letter to owner of rentals.
11. Siding repair at 3828 Cabo Dr: Kevin is requesting \$375.00 payment for the repair. On a motion by Keith Prettyman and seconded by Zandra Uhrmacher the request was approved.

## New Business:

1. Disseminate notice to affected Pablo Dr and Cabo Dr residents concerning the planting of trees in common area. Kevin will be sending a letter out stating the Board did not approve.
2. Potential break-in of irrigation timer: Brett will be checking in on the boxes.
3. Return to in person board meetings: It was decided to do two in person meetings a year and the rest would be Zoom meeting.
4. Potential sprinkler blockage at 3848 Cabo Dr: Brett will check to see if there is anything we can do with the sprinklers.

The next meeting of the Board will be on August 10<sup>th</sup>, 2021 at Zandra Uhrmacher house at 4:00 pm. There being no more business the meeting was adjourned at 5:10 pm.

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Secretary