

Yankee Ridge Villas Townhome Association

Board of Directors Meeting

August 24<sup>th</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.

The meeting was held at 3760 Chileno Dr and called to order at 4:03 pm by President Kevin Miller. The Board considered the meeting minutes of June 3<sup>rd</sup>, 2021. The minutes were approved as originally electronically distributed.

Brett presented the treasury report. The net ordinary income for the months of April 1<sup>st</sup> through August 24<sup>th</sup> was \$19,731.68. Brett reported that the Association had eight townhomes in the arrears.

Old Business:

1. Updating horizontal boring: This will be done in the fall.
2. Update on dead trees:
  - A. Along 40<sup>th</sup> street trees have been removed and will be replaced by the City in the fall.
  - B. 3841 Pablo Dr: The tree has been replaced.
  - C. Behind Palmilla Lane: Kevin will look at this tree.

- D. Pine tree behind Josephine's townhome behind Pablo Dr: The tree will be cut down and not replaced because it was not planted by the Association.
- 3. Water drainage area between townhouses on Chileno Dr, difficult to mow.
  - A. 3815 Chileno Dr, 3781 Chileno Dr: Some of the sprinklers have been turned off and the run time has been shortened.
- 4. Mc Donald water curb box casting cover: City came out and fixed the problem.
- 5. Concrete repair of curb at 3849 Cabo Dr: Brett will monitor the concrete and will inform the Board if there is problem.

#### News Business:

- 1. Weeds growing between 3841 and 3837 Chileno Dr: Brett will spray the weeds.
- 2. Decorative grasses in front of townhomes on 39<sup>th</sup> street: They will be cut down in the fall.
- 3. Mulch the base of the snow crab trees on Chileno Dr: We will not be mulching. Brett will talk to Ted about weeding around trees.
- 4. Tree at 3836 Chileno Dr was planted crooked: Brett will put a stake in the tree.
- 5. A proposal was made to the Board by EAG-LED to replace current streetlights with LED lights: The Board does not want to replace the streetlight at this time.
- 6. Portable basketball hoops:

- A. Update on renter at 7920 S. 39<sup>th</sup>: The basketball hoop is in the common area and not approved by the Board.
  - B. Another portable basketball hoop erected at 8053 Pamilla Lane: Kevin and Zandra talked to the owners about basketball hoops.
7. Update on water leak in front of Dave Smith's at 3762 Cabo Dr: Repair of the problem has started. Brett will watch to make sure the problem has been fixed.
  8. Dead tree in common area between Chileno Dr and Cabo Dr: The tree will be taken out and grass will be planted in the fall.

The next meeting of the Board will be on October 26<sup>th</sup>, 2021 at Roger Chamberlin's house at 3:30 pm. There being no more business the meeting was adjourned at 5:19 pm.

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Secretary