

Yankee Ridge Villas Townhome Association

Board of Directors Meeting

October 26<sup>th</sup>, 2021

3:30 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 3772 Pablo Lane and was called to order at 3:31 pm by President Kevin Miller. The Board considered the meeting minutes of August 24<sup>th</sup>, 2021. The minutes were approved as originally electronically distributed.

Brett presented the treasury report. The net ordinary income of the months of September 1<sup>st</sup> through October 26<sup>th</sup>, 2021 was \$12,988.04. Brett report that the Association had several homeowners in the arrears. Brett is working on bringing the dues up to date.

Old Business:

1. 3720 Cabo Drive: we are waiting to hear from the horizontal boring vendor.
2. Update on dead trees:
  - A. We received a bid from Summit for \$1,600.00. Brett is going to remove the trees for a smaller fee.

- B. Update on the removal of the dead tree between Cabo Dr and Chileno Dr. The tree has been removed.
- 3. 3781 Chileno Dr: We discussed the water problem at this location and Brett said he reduced the impact of the water from the sprinkler system. Kevin will talk with the homeowners about the situation.
- 4. 3840 Chileno Dr: Complaint about the lawn service. The Board discussed the concern and Brett will work with the lawn service to improve the service. Next year the lawn service will be performed on a different day than Sundays.
- 5. Welcome Committee update: The Committee has visited all the new homeowners.

New Business:

- 1. 3762 Cabo Dr:
  - A. Brett is working with the lawn service to improve the finished product.
  - B. The Board declined to use decorative grass to hide the utility boxes in the common area.
- 2. 8053 Pamilla Lane: The townhome owner replaced the sliding screen door with one that is black. She wanted to know if black is acceptable. The Board preferred replacing it with white if it does not cost the homeowner any more money. If there is an additional charge then the Board will accept black.

3. 7947 Pamilla Lane: The homeowner would like to have the pine trees around his property trimmed. Brett has agreed to trim the trees.

The next meeting of the Board will be on December 9<sup>th</sup>, 2021 at Zandra Uhrmacher's house at 3:30 pm. There being no other business the meeting was adjourned at 4:19 pm.

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Secretary