

Minutes  
Annual Meeting  
Yankee Ridge Townhome Association  
February 1<sup>st</sup>, 2022  
Zoom Annual Meeting

Present: Representatives from 23 Townhome Properties

Also attending: Brett Cover, Universal Property Management

The meeting was called to order at 7:00 pm by Vice President Keith Prettyman. It was determined and announced that a quorum was present for conditions to conduct business. It was also announced that the Annual Meeting was being held on February 1<sup>st</sup>, because the By-Laws require that the Annual Meeting of the Association be held on the first Tuesday in February at 7:00 pm.

The minutes were approved as originally electronically distributed.

The Secretary reported:

1. The Board met seven times between the last Annual Meeting and this Annual Meeting.
2. The first garage sale and welcoming committee reported that all things went well.

Consideration/Approval of the 2022 Budget.

Brett Cover our Property Manager (Universal Property Management) presented the treasury report and the 2022 budget for the Board to review.

#### Election of Directors:

Vice President Keith Prettyman explained that one Board Member elected on February 2<sup>nd</sup> has one year remaining in their term. Kevin Miller, Keith Prettyman, Zandra Uhrmacher and Roger Chamberlin have completed their 2yr term agreement and agreed to be nominated to another 2yr term. Vice President Prettyman opened the floor to nominations. There being no other nominations, a request for a voice vote resulted in unanimous approval of the four nominees to serve a 2yr term. A motion was made by Roger Chamberlin to approve the nominees Kevin Miller, Keith Prettyman, Zandra Uhrmacher and Roger Chamberlin. The motion was approved.

#### Old Business:

1. Reminder to clean up after dogs: Keith reviewed dog regulations.
2. Curb repair and drainage: Brett will look at the issues in the Spring. In response to a drainage problem we have a bid from a horizontal boring company to help the problem if needed.

3. Spectrum Bulk Contract: The Board will continue to discuss this issue. Brett will get the new bid for the service.

New Business:

1. HOA garage sale: The date has been set for the Annual Garage Sale for May 5-7<sup>th</sup> in 2022.
2. Snow removal: Brett will be in contact with the owner of the snow removal company and lawn service about the concerns from the residents.
  - A. Limitations where snow can be piled.
  - B. Time of day when snow is removed.
  - C. Lawn service.

Member Discussion: The following topics were “discussed” roads, curb problems and the Spectrum contract.

There being no other business the meeting was adjourned at 8:00 pm.

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Secretary