

Board Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
March 2nd, 2022
3:30 pm

Present: Kevin Miller, Keith Prettyman, Roger Chamberlin, Zandra Uhrmacher and Linda Weber.

Also attending was Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Drive and called to order at 3:38 pm by President Miller. The Board considered the annual meeting minutes of February 1st, 2022. The minutes were approved as electronically distributed.

Brett presented the treasury report. The net ordinary income of the months of January through March 2022 was \$18,447.75. He reported that several homeowners were in arrears. He is working on bringing the dues up to date.

Old Business:

1. Items discussed at the Annual Board Meeting:
 - A. Spectrum contract: The bulk contract was tabled until Brett gets a new bid for the contract.
 - B. Snow removal & lawn service: Brett will talk to the snow removal & lawn service about concerns from homeowners.

- C. Roads: Brett will get bids on repairs.
- D. Curb: Brett will schedule repairs for this year.
- 2. Update on siding repair at 3841 Cabo Dr: Kevin will contact a company to repair the siding.
- 3. Dog problems: Kevin will talk with owners and Brett will check with Summit Lawn Service as to whether dog feces are a problem on mowing days.
- 4. Review parking regulations: The Board will review this at a later date.

New Business:

- 1. Trash removal bids: Brett received bids from Capital City & Uribe. The Board decided to continue with Capital City under a three-year contract. On a motion by Zandra Uhrmacher and seconded by Roger Chamberlin the request was approved for \$23.00 per unit.
- 2. Establish a reserve account: Establishing a Maintenance Reserve Account for emergency use was discussed. On a motion by Keith Prettyman and seconded by Zandra Uhrmacher the request was approved.

Date for the next Board Meeting: The next Board Meeting will be May 3rd, 2022 at Roger Chamberlin's house.

The meeting was adjourned at 4:40 pm.

Secretary