

Board Minutes  
Board of Directors Meeting  
Yankee Ridge Villas Townhome Association  
May 3<sup>rd</sup>, 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 3772 Pablo Lane and called to order at 3:35 pm by President Kevin Miller. The Board considered the meeting minutes of March 2<sup>nd</sup>, 2022. The minutes were accepted as corrected.

Brett presented the treasury report. The net ordinary income of the months of March thru April 2022 was \$16,842.60. He reported that there were several accounts in arrears. He is working on bringing the dues up to date. On a motion by Zandra, and seconded by Keith the treasury report was approved.

Old Business:

1. Parking regulations:

- A. Motion to ban all parking on Pablo Lane. The motion was made by Zandra and seconded by Roger. The motion carried.
  - B. Commercial vehicles: The Board will enforce the regulations prohibiting parking of commercial vehicles on the street.
2. Garage Sales:
- A. Everything is ready to go for the garage sale.
3. Update on Spectrum/Allo.
- A. The Board decided to stay with Spectrum and renew the contract annually.

#### New Business:

1. 3805 Pablo Drive requested to put a hot tub in the rock area behind the townhome:
  - A. The Board declined the request for the hot tub in the rock area; it can only be on your patio only.
  - B. AirBnB and townhomes: The Board declined the request to allow an AirBnB or any short time rental. On a motion by Keith and a second by Roger it was approved.
2. 7901 Palmilla Lane has a dead tree in front of townhome:

It will be replaced under warranty.
3. Bid on asphalt repair:
  - A. Brett received a bid from Byrne & Jones Construction of \$18,475.00. The Board decided to repair approximately half of the roads in the Association this summer and repair the rest next summer.

4. 3775 Chileno Drive
  - A. Owner reported damage to the fence.
  - B. Brett will examine and repair the fence.
5. 3807 Pablo Lane:
  - A. Reseeding grass in the front yard: Reseeding will take place in the fall.
  - B. Weed killer application to the grass: Brett has already applied weed killer.
  - C. Adjusting sprinkler heads: The sprinkler heads will not be adjusted.
6. 3912 Pablo Lane complained of noise from 7900 South 39<sup>th</sup> street: The first option for the townhome owner is to call the police and then the landlord of the property.
7. 3802 Chileno Dr is asking about bare spots behind and next to their townhome: It will be reseeded in the fall and Nebraska Sod will examine the sprinkler system.

Date of the next Board Meeting: The next Board Meeting will be July 14<sup>th</sup>, 2022 at Zandra Uhrmacher's house.

The meeting adjourned at 4:26 pm.

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Secretary