

Board Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
July 14th, 2022
3:30 pm

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

Also attending was Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Dr and called to order at 3:33 pm by President Kevin Miller. The Board considered the meeting minutes of May 3rd, 2022. The minutes were accepted as corrected.

Mr. Cover presented the treasury report. The net ordinary income of the months of April through June was (\$5,504.09). He reported that there were several accounts in arrears. He is working on bringing the dues up to date. On a motion by Roger and seconded by Zandra the treasury report was approved.

Old Business:

A. 3848 Cabo Drive:

1. The Board is addressing concerns expressed by the Loveless' in a letter to the Board date May 31, 2022.

2. Their request to leave a square concrete block in the common area next to the patio was approved until grass issues can be addressed. Mr. Cover will investigate replacing barren areas with sod.

B. Political Signs:

1. The Board decided to table the issue for further discussion.

C. The Board will discuss potential solutions concerning weeds in the decorative rock area.

D. 3767Cabo Drive.

1. President Miller will write a letter to the owner concerning items stored in the common area on the south and west sides of the townhome. The only items allowed in the rock areas near homes between driveways are plants and decorative items

E. 8045 Palmilla Lane:

1. Mr. Cover sprayed a tree behind this townhome.

F. 7901 Pamilla Lane: Tree removed adjacent to Pamilla Lane will be replaced.

G. Parking update: Ban on parking on Pablo Lane is effective, but there are occasional violations. Parking situation on 39th street has improved.

H. Welcome Committee: Mr. Chamberlin informed us that everything is going great with the committee.

- I. Quarterly dues payments: An increasing number of Association members are requesting to pay dues monthly rather than quarterly. The Board will discuss implications of the Associations expenses at the next Board meeting.

New Business:

- A. Mr. Cover will trim suckers on trees.
- B. 8045 Pamilla Lane: The Association is not responsible for your gas, water, electrical, sewer and plumbing lines. The owner is responsible these.
- C. FAQ: The Board will add Spectrum's phone number for townhome owners to contact to establish services.

The next Board meeting will be September 15th, 2022 at Roger Chamberlin's house.

The meeting adjourned at 4:25 pm.

Secretary