

Board Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
September 15th, 2022
3:30 pm

Present: Kevin Miller, Roger Chamberlin, Zandra Uhrmacher, Keith Prettyman 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 3:25 pm by President Kevin Miller. The Board considered the meeting minutes of July, 14th, 2022. The minutes were accepted as corrected.

Mr. Cover presented the treasury report. The net ordinary income of the months of July 1st through September 15th, 2022 was \$2,459.83. He reported that there are several accounts in the arrears. He is working on bringing these dues up to date. On a motion by Zandra and seconded by Keith the treasury report was approved.

Old Business:

- A. 3848 Cabo Drive. Brett is observing the turf near the patio and will resod, if necessary once the weather turns cooler.

- B. Political signs: The Board decided that political signs are allowed 30 days before an election and must be removed 10 days after an election. An exception to the bylaws and rules is that these cannot be placed in out of the grass areas and any signs in these areas will be removed and disposed of. However, these signs are allowed in rock sections of the common area. This will go into effect on January 1, 2023
- C. Weeds in the rock sections of the common areas: The Board will revisit this topic at a later date.
- D. 3815 Pablo Lane: Brett will look at the cable to see if it needs to be removed.
- E. Quarterly dues: Brett will get back to the Board on this topic.
- F. Welcome Committee: The Committee will be in contact with three new townhome owners.
- G. Reviewing parking regulations: Brett will check on cost of painting parking areas, parking stalls and fire hydrant areas.
- H. Repairing curbs: Brett will get with the concrete company to do the repairs.

New Business:

- A. 3845 Pablo Lane: Brett will take care of reseeding bare areas.

- B. Location for rent signs: Kevin will call landlords to inform them that no signs can be placed on garage doors only in the common area.
- C. Landlord responsibility to inform tenants of Association rules. Kevin will call and ask landlord to inform their rentals of Association rules.
- D. Restriction on developing new foundation rock areas. The Board decided that as of September 15th, 2022 that no more rock areas will be approved.
- E. 3840 Chileno Drive: The Board will not replace tree that has died, nor will the Board allow the townhome owners to replace the tree.

The next Board meeting will be November 10th, 2022 at Keith Prettyman's house.

The meeting adjourned at 4:20 pm.

Secretary