

Board Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
November 17, 2022
3:30 pm

Present: Keith Prettyman, Roger Chamberlain, Zandra Uhrmacher and Linda Weber.

Also attending was Brett cover from Universal Property Management.

Excused Kevin Miller:

The meeting was held at 3849 Pablo Lane and called to order at 3:32 pm by Vice President Keith Prettyman. The Board considered the meeting minutes of September 15, 2022. The minutes were accepted as corrected.

Mr. Cover presented the treasury report. The net ordinary income of the of January 1st through November 17, 2022 was \$29,782.32. He reported that there are several accounts in the arrears. He is working to bring these dues up to date. On a motion by Zandra and seconded by Roger the treasury report was approved.

Old Business:

1. Security camera and light bulb. The Board decided it was an issue that was out of their authority to change.
2. 3848 Cabo Drive sod: The sod will be replaced in the Spring of the year.
3. Quarterly Dues payment: The Board tabled this issue till the next Board Meeting.
4. Update on trees between Chileno Dr and Cabo Dr. Three dead trees will be removed in the next two weeks.
5. 3751 Cabo Dr. The owner replaced the bark mulch on the southside of her townhome with river rock as per request by the Board.
6. Political signs. All signs are down.

7. Welcome Committee update. Roger reported that they distributed seven new welcome packages.

New Business:

1. Lawn Service:
 - A. 3762 Chilen Dr. Brett will talk to the lawn service about clumps of grass being left during mowing.
 - B. 3802 Chileno Dr. Brett will take care of concerns about mowing equipment causing damage in common area Sumit Lawn.
 - C. 3760 Chileno Dr. Damage caused by lawn care company to downspouts. Owner will fix this in the spring.
2. 7939 Pablo Lane: The Board revised its objection to permanently installed basketball hoops. The Board favored a type of permanent BB hoop. Kevin will visit with the owner about the basketball hoop in the driveway.
3. Dogs in the common area: The Board concluded that the current regulations concerning the obligations to remove animal feces from the common area are adequate.
4. 3811 Chileno Dr: The Board will discuss this at a later date.

The next Board Meeting will be on January 10, 2023 at Zandra Uhrmacher's house.

The meeting adjourned at 4:30 pm.

Secretary