

Minutes
Annual Meeting
Yankee Ridge Townhome Association
February 7th, 2023
Zoom Annual Meeting

Present: Representatives from 17 Townhome Properties.

Also attending is Brett Cover from Universal Property Management.

The meeting was called to order at 7:00 pm by President Kevin Miller. It was determined and announced that a quorum was present to conduct business. It was also announced that the Annual Meeting was being held on February 7th, because the By-Laws require the Annual Meeting of the Association be held on the first Tuesday in February at 7:00 pm.

The minutes were approved as originally electronically distributed.

The Secretary reported:

1. The Board met five times between the last Annual Meeting and this Annual Meeting.
2. Zandra reported that a portion of the asphalt roads were repaired.

Consideration/Approval of the 2023 Budget:

1. Brett Cover our Property Manager presented the treasury report and the 2023 budget for the Board to review.

Election of Directors:

1. The By-Laws allow up to seven Directors.
2. Kevin Miller, Keith Prettyman, Roger Chamberlain and Zandra Uhrmacher were elected to a two year term at the Annual Meeting in February 2022. Their terms expire next year.
3. Linda Weber's term expired this year and she agreed to be nominated for another term on the Board.

4. There being no other nominations, a request for a voice vote resulted in unanimous approval of the nominee to serve a two-year term. A motion was made by Zandra Uhrmacher to approve the nominee, Linda Weber. The motion was approved.

Old Business:

1. Cleaning up after dogs in the common areas is an ongoing problem The Board will continue to monitor the problem.
2. Curb repair: Curbs were repaired.

New Business:

1. HOA garage sale and flyers: The garage sale will be held on May 4th through the 6th.
2. Asphalt repair: The remaining portion of the asphalt repair will be completed this year.
3. New Members Committee: Gayle Alexander agreed to be on the committee.

Member Discussion: The following topics were discussed: roads and increasing the monthly dues.

There being no other business the meeting was adjourned at 7:52 pm.

Secretary