

Board Minutes
Board of Directors Meeting
Yankee Ridge Townhome Association
April 14th, 2023
3:30 pm

Present: Keith Miller, Zandra Uhrmacher, Keith Prettyman and Linda Weber.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3849 Pablo Drive and called to order at 3:30 pm by President Kevin Miller. The Board considered the Annual Meeting minutes of February 7th, 2023. The minutes were accepted as corrected.

Brett presented the Treasurer's report. The net ordinary income of January through March 2023 was \$5,598.06. He reported that there are several accounts in the arrears. On a motion by Keith and seconded by Zandra the treasury report was approved.

Old Business:

1. Update on the Spectrum bulk agreement: The Board has a month-to-month agreement with Spectrum Cable. Currently the fees are considered reasonable. If fees increase dramatically, then the Board will revisit this issue.
2. Update on dog feces in the common area: Kevin reported that it is looking much better.
3. Reseeding: Brett stated that he did some reseeding in September of 2022. He will continue to monitor these areas.
4. Update of removal of dead trees in the common area between Cabo Dr and Chileno Dr: Brett will check on the dead trees to see when they will be removed.
5. Update on street and curb repairs: Repairs have been completed.
6. Update on spraying: Brett has sprayed some of the trees and will spray more at later date.

7. Update on garage sale: Everything is going as planned for the garage sale.
8. Update on basketball hoop on 3811 Chileno Drive: This will be grandfathered in since it was put in before the current was established.

New Business:

1. 3841 Cabo Drive: The owner is responsible to have the water valve lowered and will need to contact an outside source to do the job.
2. 3807 Chileno Drive: The Board will keep an eye on scratch marks on the driveway.
3. Political signs: The Board will discuss at later date.
4. Mowing and bagging the grass: Brett will discuss with the lawn service.
5. Parking: Brett will check on pricing for paint to be used on the curbs to designate no parking areas.

The next Board Meeting will be on July 12th, 2023 at Zandra Uhrmacher's home.

The meeting adjourned at 4:09 pm.

Secretary