

Board Meeting
Board of Directors Meeting
Yankee Ridge Townhome Association
July 12th, 2023
3:30 pm

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

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Dr and called to order at 3:30 pm by President Kevin Miller. The Board considered the meeting minutes of April 14th, 2023. The minutes were accepted as corrected.

Brett presented the treasury report. The net ordinary income of January through June of 2023 was -\$8,889.84. 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. Basketball Goal 3763 Cabo Dr: A basketball hoop was installed in the common area without prior approval. The Board discussed the removal of the basketball goal. On a motion by Zandra and seconded by Roger it was approved. Kevin will advise the owner to remove the basketball goal.
2. Trimming trees on Palmilla Lane: Brett has taken care of trimming the trees.
3. Reseeding in the fall:

- A. 3801 Cabo Dr and 3845 Pablo Lane will have the areas adjacent to their back patios be reseeded this fall by Brett.
- B. 3848 Cabo Dr: The area adjacent to the back patio was resodded.
- C. S. 39th Street: The Board discussed the replacement of grass on the rental properties and after discussion the Board decided the grass was the responsibility of the owner. On a motion by Keith and a second by Zandra it was approved. Kevin will inform the property manager.

New Business:

1. Sprinkler schedule: An inquiry was received about the sprinkler schedule. Brett said the Association is divided into sections as far as watering. In general, sprinklers will water a section on alternate days, usually early in the morning. However, these schedules can change depending on the weather and the condition of the sod.
2. Fences: Brett will monitor the condition of the fences.
3. 7931 Pamilla Lane due to ongoing problems with weeds, a request was received to fill – in common area with concrete. The Board discussed this request and declined it. Brett will apply a ground sterilizer in the area. He recommended the owner install a weed barrier on top of the soil. He said it should be affective for two to three years.
4. 3815 Pablo Lane: A presentation was made to the Board about installing solar panels. Currently the Association Covenants prohibits the installation of solar panels. To change the Covenants requires a vote of 2/3 of the townhome owners.
5. Short term rentals: Short-term rentals are permitted provided the owner of the unit has registered with the City of Lincoln and attain the required permits.

6. Garage sales: Garage sales are permitted outside of the Annual Association garage sales, but no signs are allowed without Board approval.
7. 3832 Pablo Drive: A problem was reported concerning branches of a tree that were dangling over the sidewalk. Brett addressed this.
8. Expedite approval of the minutes: A request to post the minutes on the website sooner was received. While the Board is pleased that the Association Member are accessing the minutes on the website, the minutes from a meeting cannot be posted until they are approved at the following meeting.

The next Board Meeting will be on October 4th, 2023 at Roger Chamberlin's house.

Meeting was adjourned at 4:30 pm.

Secretary