

Minutes
Annual Meeting
Yankee Ridge Townhome Association
February 6th, 2024
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 7:01 pm by Vice President Keith Prettyman.

It was determined that a quorum was present to conduct business. It was also announced that the Annual Meeting was being held on February 6th, because the By-Laws require that Annual Meeting of the Association be held on the first Tuesday in February at 7:00 pm.

Secretary Report:

1. The Board met 4 times between the last Annual Meeting and this Annual Meeting.

Review of the Proposed 2024 budget.

1. Brett Cover our Property Manager presented The Proposed 2024 budget for review and discuss by the attendees.

Election of Directors:

1. The By-Laws allow up to seven Directors.
2. Linda Weber was elected to a 2yr term in 2023 and has one more year left on her term.
3. Kevin Miller, Keith Prettyman, Zandra Uhrmacher and Roger Chamberlain have completed their 2yr and agreed to be nominated to another 2yr term. Vice President Keith Prettyman opened the floor for nominations. Their being no other nominations, a request for a voice vote on a motion by Gail

Alexander; and seconded by Margaret Lind resulted in a unanimous approval of the four nominees to serve a 2yr term.

New Business:

HOA Garage Sale: The garage sale will be held on May 10th through the 11th.

Removal of Rental Signs on the Fence along 40th Street: Kevin has spoken with the Management of the rentals and the signs will be removed within a week.

Members Discussion: The following topics were discussed. The dog problems, possibly increase in monthly dues, basketball goals and snow removal cost.

There being no other business the Meeting was adjourned at 8:02 pm.

Secretary