

Board of Directors Meeting
Yankee Ridge Townhome Association

January 10, 2024

3:30 pm

Present: Kevin Miller, Keith Prettyman, and Linda Weber.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 8005 Palmilla Lane and was called to order at 3:40 p.m. by President Kevin Miller. The minutes of the October 4, 2023 board meeting were approved as corrected.

Mr. Cover presented the treasurer's report. The net income from October through December of 2023 was (\$3,495.83). He reported net income for the year was (\$15,308.91). He said this deficit was largely attributable to needed curb and street repairs occurring in 2023. He said reserve funds were sufficient to cover this amount. A few accounts are in arrears for Association dues. He concluded by reviewing the proposed 2024 budget. As there were no further questions, the treasurer's report was filed.

Old Business:

1. **Preparations for the Annual Meeting** – Mr. Prettyman said a Zoom link will be provided to Association members prior to the Annual Meeting.
2. **Parking** – Mr. Prettyman expressed concern about ongoing parking violations especially on S. 39th Street. It appears the management company for these rental units may not be adequately informing tenants about the Association parking regulations. Mr. Cover suggested developing a map depicting no parking zones, so owners, tenants, and visitors can know where they can legally park on streets in our Association. The map could be uploaded to our website. Mr. Prettyman offered to develop the map.

New Business:

1. **Bonus** – Mr. Prettyman made a motion to give Mr. Cover an end-of-the year bonus of \$500.00. Ms. Weber seconded the motion. The motion carried.

The next Board meeting will be on April 10, 2024 at 3:30 p.m. at Mr. Prettyman's home, 3849 Pablo Lane.

The meeting adjourned at 4:05 p.m.

Respectfully submitted by Kevin Miller.