

Board of Directors Meeting
Yankee Ridge Townhome Association

July 16th, 2024

3:30 pm

Present: Kevin Miller, Roger Chamberlin and Zandra Uhrmacher.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3772 Pablo Lane and was called to order at 3:29 pm by Kevin Miller. The minutes of the April 8th, 2024 Board Meeting were approved as corrected.

Mr. Cover presented the treasury report. The net income from January through June 2024 was -7,479.08. A few accounts are in the arrears for Association dues. The treasurer's reports was filed with the secretary.

Old Business:

1. 3801 Cabo Dr: The area near the rear patio will be resodded. Mr. Cover will have it installed in the fall.
2. Bare spots throughout the Association: Mr. Cover will check this and see if we can reseed these spots.
3. Mr. Miller developed a group contact list of names and addresses of Association townhome owners based on a group list previously developed by Jan and Keith Prettyman. It was suggested that the next quarterly Association dues invoices include a message instructing townhome owner to update their email address with Mr. Miller.

New Business:

1. 3751 Cabo Dr: Mr. Miller will contact the owner and let them know they cannot place a black hose in the common area.

2. 8045 Pamilla Lane: Mr. Cover will examine damaged curbs in the Association and explore having them repaired.
3. 3815 Pablo Lane: Owner complimented the Association on the lawn service and how great of a job they are doing.
4. Recruiting new Board Members: The Board is actively recruiting new Board Members.

The next Board Meeting will be in October at Zandra Uhrmacher's house. A specific date has not been determined yet.

The meeting adjourned at 3:55 pm.

Secretary