

Board of Directors Meeting  
Yankee Ridge Townhome Association

October 16<sup>th</sup>, 2024

4:30 pm

Present: Kevin Miller, Roger Chamberlain and Zandra Uhrmacher.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Drive and was called to order at 4:27 pm by Kevin Miller. The minutes of the July 16<sup>th</sup> 2024, Board Meeting were approved as corrected.

Mr. Cover presented the Treasury Report: The net income from July through September 2024 was -\$4,624.89. A few accounts are in the arrears for Association dues. The treasury report was filed with the Secretary.

Old Business:

1. Tasks completed during previous quarter:
  - A. On Palmilla Lane and Pablo Lane. Mr. Cover removed damaged branches and a damaged tree.
  - B. Fencing: On Granger Parkway Mr. Cover contacted a company to replace a section of fence from damage by a storm.
  - C. Malfunctioning sprinkler heads: Mr. Cover contacted Nebraska Sod to repair sprinkler heads on South 39<sup>th</sup> Street.
  - D. Parking violations: Two vehicles were towed away, one on Pamilla Lane because it was parked longer than 48 hrs. The other on Chileno Drive was parked next to a fire hydrant.
  - E. Association Dues: Townhome association members were contacted concerning dues in arrears.
  - F. Mr. Miller created an Association email group list based on one developed by Jan and Keith Prettyman. The purpose of the list is to inform townhome members about last minute or emergency situations, such as a change in trash/recycling pick up because of a holiday. The list is not current. Owners who have recently moved

in should update the Board with their email address via the Yankee Ridge website: yankeeridgehoa.com.

2. Reseed and resod:

A. 3801 Cabo Dr: Mr. Cover will reseed in November.

B. 7947 Pamilla Lane/8001 Pamilla Lane: Mr. Cover will reseed in November.

C. 8009 Pamilla Lane: Mr. Cover will reseed in November.

3. Curb repairs:

A. 8045 Pamilla Lane: Mr. Cover is waiting for enough concrete repair jobs to do. It is once more cost effective to do several small repairs rather than one at a time.

New Business:

1. Appointment of Directors.

A. Gayle Alexander will complete the remainder of Linda Weber's term who passed away. Ms. Alexander's term finishes in February 2025. If nominated for a Directors position at the Annual Meeting in February 2025, she can choose to run for a new term.

B. Christine Hutchinson will fill a vacant Directors seat. Her term finishes in February 2026. If nominated at the Annual Meeting in February 2025, she can choose to run for a new term

C. Ashton Honnor will fill a vacant Directors seat. Her term finishes February 2025. If nominated at the Annual Meeting, she can choose to run for a new term.

A motion was made by Zandra Uhrmacher to approve the above candidates and seconded by Roger Chamberlin. The motion carried,

2. Tree replacements:

A. 3767 Chileno Drive the dead tree will not be replaced.

B. 3769 Pablo Lane. Mr. Cover will ask for a price estimate. Based on this the tree will be replaced

The next Board Meeting will be held on January 23<sup>rd</sup>, 2025, at Roger Chamberlin's house at 4:30 pm.

The Meeting adjourned at 5:30 pm.

Secretary