

Board of Directors Meeting
Yankee Ridge Townhome Association

January 23rd, 2025

4:30 pm

Present: Kevin Miller, Roger Chamberlin, Zandra Uhrmacher, Gayle Alexander, Christy Hutchinson and Ashton Honor.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3772 Pablo Lane and was called to order at 4:30 pm by Kevin Miller. The minutes of October 16th, 2024, were approved as corrected.

Mr. Cover presented the Treasurer's Report: The net income from October through December 2024 was \$2,369.02. A few accounts were in the arrears for the Association. The Treasurer's Report was filed with the Secretary.

Old Business:

1. Final Preparations for the Annual Meeting:

A. Proposed Budget: Mr. Cover presented the proposed budget. A motion was made by Zandra Uhrmacher to approve the 2025 budget and seconded by Roger Chamberlin. The motion carried.

B. Election of Directors: Gayle Alexander completed Linda Weber's term as of February 2025. She agreed to run for another term.

Christy Hutchison is completing Keith Prettyman's term which expires February 2026.

Ashton Honor's is completing a vacant Directors seat as of February 2025. She agreed to run another 2yr term.

2. Tree Removal Behind 3760 Pablo Lane: Mr. Cover will take care of removing the dead tree.

3. Request to reconsider landscaping decision at 3746 Pablo Lane: The Board declined to reconsider its decision.
4. Tasks completed in the previous quarter:
 - A. Reseeding – Mr. Cover reseeded barren areas throughout the Association in late November.
 - B. Fencing – Mr. Cover arranged for a section of the fence along Grainger Parkway to be replaced.
 - C. Contact List – Mr. Miller continued to update the Associations contact list in preparation for the Annual Meeting.
 - D. Parking Violations – One vehicle was towed that was next to a fire hydrant on Chileno Dr.

New Business:

1. End of the year bonus for Mr. Cover: Zandra Uhrmacher made a motion to give Mr. Cover an end-of-the-year bonus of \$500.00. Ashton Honnor seconded the motion, the motion was carried.
2. Parking: The Board agreed to paint all no parking areas of parking red in no parking zone. Zandra Uhrmacher made a motion to approve the painting of no parking sections red. Roger Chamberlin seconded the motion. The motion was carried.
3. Snow removal:
 - A. 3823 Chileno Drive: The owner is asking if the glass on a small table that was damaged by the snow removal crew can be replaced. Mr. Cover will investigate and determine how to fix the problem.
 - B. 3840 Pablo Lane: The owner reported scratches on the driveway after the snow was removed. Mr. Cover will talk with the snow removal company.
 - C. 3730 Pablo Lane: The owner expressed concerns regarding the location of piled up snow near his townhome; it was making it difficult to back out of his driveway and it was blocking access

to the fire hydrant located nearby. Mr. Cover asked the snow removal company to relocate the snow into the common area at the west end of Pablo Lane. The Board is examining whether to change this area from grass to river rock. Because this is one of the few areas where snow can be piled in the Association, it results in less optimal conditions for grass to grow. Mr. Cover will get pricing on river rock.

- D. Set date for the next Board Meeting: The next Board Meeting will be held on April 10th, 2025, at Zandra Uhrmacher's house at 4:30 pm.
- E. Adjourned at 5:45 pm.

Secretary