

Board of Directors Meeting
Yankee Hill Townhome Association

July 31st, 2025
4:30 pm

Present: Kevin Miller, Roger Chamberlin, Zandra Uhrmacher, Gayla Alexander, Christy Hutchison, Jared Thavenet and Ashton Honnor.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3772 Pablo Lane and was called to order at 4:32 pm by Kevin Miller. The minutes of April 10th, 2025 were approved as corrected.

Mr Cover presented the Treasury Report: The net income from April through June 2025 was -\$13,519.64. A few accounts were in the arrears for the association. The Treasury report was filled with the Secretary.

Old Business:

- 3801 Cabo Drive: The grass will be resodded in the fall.
- Curb painting: Cover and Miller will decide which curbs need to be painted red.
- Tasks Completed in Previous Quarter
- Tree was removed behind 3760 Pablo Lane.
- A tree was removed near 3814 Pablo Lane that was damaged by the storm.
- Letters sent to an Association Member concerning violations of Common Area use.
- Four warning tickets issued for parking violations. No vehicles towed.
- Trees trimmed throughout the Association.
- Two sections of fence on Grainger Parkway were repaired.

New Business:

- 3751 Cabo Drive: Miller will take another look at the problem.
- 3834 Cabo Drive: Request for 4 guest parking signs to be installed; the Board denied the request.
- 3750 Cabo Drive: Miller will write a letter to the homeowner about the vinyl siding and the window well.
- 3746 Pablo Drive: Homeowner requested to plant some plants in the front yard. Motion was made by Zandra Uhrmacher to approve the planting in the front yard and seconded by Roger Chamberlin and the motion carried.
- 3840 Chileno Drive: A discussion will be held at the Annual Meeting about

the location of garbage cans.

- 8029 Pamilla Drive: A motion was made by Zandra Uhrmacher to approve the installation of steppingstones and seconded by Jared Thavenet and the motion carried.
- The Board considered removing basketball hoops on Pamilla Lane and Chileno Drive: The Board decided to leave the basketball hoops as is.
- FAQ-Add information about paying Association fees via auto draft.

The next Board Meeting will be held on October 23rd, 2025, at Gayle Alexander's house at 4:30 pm.

Adjourned at 5:33 pm.

Secretary