

Board of Directors Meeting

Yankee Hill Townhome Association

April 10th, 2025

4:30 pm

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

Also attending: Brett Cover from Universal Property management.

The meeting was held at 3760 Chileno Dr and was called to order at 4:30 pm by Kevin Miller. The minutes of January 23rd, 2025, and February 4th, 2025, were approved as corrected.

Cover presented the Treasury Report: The net income from January through March 2025 was \$14,093.55. A few accounts were in arrears for the Association. The Treasury Report was filed with the Secretary.

Old Business:

1. Tree Removal: 3760 Pablo Lane completed
2. Curbside Painting: Cover and Miller will decide where to paint.
3. Yard Sale on May 9th & 10th a reminder was enclosed with dues statement.
4. Task completed in previous quarter:
 - A. Fencing- Cover arranged for a section of fence along Grainger Parkway to be replaced. It was blown over during a snowstorm in March.
 - B. Parking Violations- One vehicle was towed on Palmilla Lane. It had a flat tire, and it had been parked longer than 48 hours on the street.
 - C. River Rock- River rock was added at the west end of Pablo Lane. It was also added next to 3833 Pablo Lane.
 - D. Patio Table- Replaced patio table damaged during the snow removal at 3828 Chileno Drive.

New Business:

1. 3751 Cabo Drive:
 - A. Removal of river rock and planting grass. A motion was made by Hutchinson and seconded by Chamberlin and the motion was carried.
 - B. Installing of edging between the river rock and the common area on the westside. Motion was made by Chamberlin to approve the edging and seconded the motion by Alexander and the motion was carried.
 - C. Installing storm door in front and possibly in back. The Board approved as long as the colors match.
2. 8001 Pamilla Lane and 7947 Pamilla Lane: Requesting that trees between them be trimmed. Cover will take care of trimming the trees.

The next Board Meeting will be held on July 21, 2025, at Roger Chamberlin house at 4:30 pm

Adjourned at 5:09 pm.

Secretary