

Board of Directors Meeting  
Yankee Hill Townhome Association

October 23, 2025

4:30 pm

Present Roger Chamberlin, Zandra Uhrmacher, Gayle Alexander, Christy Hutchinson and Jared Thavenet.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 8021 Pamilla Lane and was called to order at 4:29 pm by Roger Chamberlin. The minutes of July 31, 2025 were approved as corrected.

Mr. Cover presented the Treasury Report: The net income from July through September 2025 was -\$3,484.84. A few accounts were in the arrears for the Association. The Treasury Report was filled with the Secretary.

Old Business:

1. Reseeding
  - A. 3801 Cabo Dr: Cover will have it resodded next week.
  - B. 3760 Pablo Lane: Cover will see if he can reseed or resod.
2. Curb painting: On October the 27<sup>th</sup>, Cover and Miller will determine which curbs to paint red. By painting the curbs red, it is hoped that this will help owners and visitors to know on which side of the street parking is permitted.
3. Tasks completed during previous quarter
  - A. Two vehicles towed: Both parked next to a fire hydrant on Chileno Dr. In addition, another vehicle was parked next to a fire hydrant on Chileno Dr, but it was on a football Saturday. Capital Towing was unable to tow it before the vehicle was gone.

- B. Issued 12 warning tickets: 5 on Chileno Dr (parked on north side); 3 Cabo Dr (parked on north side) 1 Pablo Lane (parked on the south side near S. 38<sup>th</sup> 3 on S. 39<sup>th</sup> including 2 commercial vehicles parked overnight 1 parked longer than 48 hours.
- C. Two verbal warnings regarding vehicles parked on north side of Chileno Dr. In both cases, the owner moved the vehicle to the south side.
- D. 3751 Cabo Dr Sump pump problems continue.
- E. 7900 S. 39<sup>th</sup> Street – Trash and recycling containers were not retrieved in a timely manner after trash pick-up. Miller contacted the management company and informed them of the problem, and it was resolved.

New Business:

1. 3738/3742 Pablo Lane
  - A. The tree will not be replaced.
  - B. Cover will examine the tree to see if it is dead.
2. 3802 Chileno Dr: Cover will examine the tree to see if it is dead.
3. 3832 Chileno Dr: In response to a question regarding short-term rentals, the Board responded that the Association cannot ban short-term rentals at this time and that is because they followed the guidelines of the city.
4. 3833 Pablo Lane: Cover will reseed.
5. 8057/8053 and 3805 Cabo Dr: Owners will do their own weeding.

The next Board Meeting will be held on January 15<sup>th</sup>, 2026, at Roger Chamberlin's house at 4:30 pm.

Adjourned at 5:33 pm.

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Secretary