

Minutes
Annual Meeting
Yankee Ridge Townhome Association
February 3, 2026

Present: Representatives from 25 Townhome Properties.

Also attending Mr. Cover from Universal Property Management.

A quorum was present to conduct business. It was announced that the Association and By-Laws require the Annual Meeting to be held on the first Tuesday in February at 7:00 pm.

Secretary's Report:

1. The Board met four times since the last Annual Meeting and this Annual Meeting.

Review of the proposed 2026 Budget:

1. Mr. Cover Property Manager presented the proposed 2026 budget for review and discussed with attendants.

Election of Directors:

1. The By-Laws allow up to seven Directors.
2. Kevin Miller, Zandra Uhrmacher and Roger Chamberlin completed their two years and have agreed to be nominated to another two-year term. President Miller opened the floor for nominations. Randy Scheer nominated himself for a two-year term. There being no other nominations, and a request for a voice vote by President Miller resulted in unanimous approval of the four nominees to serve a two-year term.

New Business:

HOA garage sale: The garage sale will be held on May 8-11, 2026.

Member Discussion: The following topics were discussed. Placement trash cans, replacement of, trees cancellation of the Spectrum bulk cable account, and the concerns regarding problems with short-term rentals including parking violations and the arrest of renters.

There being no other business the Meeting was adjourned at 8:43 pm.

Secretary