

Board of Directors Meeting
Yankee Ridge Townhome Association

January 15th, 2026

4:30 pm

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

Also attending: Bret 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 October 23rd, 2025, were approved as corrected.

Mr. Cover presented the Treasurer's Report: The net income from October through December 2025 was -\$7,825.27. A few accounts are in the arrears for the Association. The Treasury report was filed with the Secretary.

Old Business:

1. Final preparations for the Annual Meeting.
 - A. Proposed Budget: Mr. Cover presented the proposed budget. The Board discussed raising the dues by \$10 a month.
 - B. Election of Directors:
 - i. Zandra Uhrmacher completed her term as of 2026. She has agreed to run for another two-year term.
 - ii. Christy Hutchinson will complete her term as of February 2026. She will be moving to Tennessee in March, thus will roll off the Board at the conclusion of her term.
 - iii. Roger Chamberlin will complete his term as of February 2026 and has agreed to run for another two-year term
 - iv. Kevin Miller will complete his term as of February 2026 and has agreed to run for another two-year term.

- v. Randy Scheer has agreed to serve as a Director on the Board for a two-year term.
2. Tasks Completed:
- A. Curb Painting—Curbs throughout the Association were painted red to indicate no parking. This resulted in a decrease in the number of violations for parking on the wrong side of the street.
 - B. Parking Violations—An increase has been noted of vehicles parking longer than 48 hours on the street, especially on S. 39th street.
 - C. Commercial Vehicles—A large white van is parked overnight on S. 39th street. It appears to be a commercial vehicle. However, there is no advertisement on either side of the van. It is licensed to an auto dealer. A discussion of what qualifies as a commercial vehicle ensued.
 - D. Contact List—Miller continues to update the Association contact list in preparation for the Annual Meeting.

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 \$500 bonus. Christy Hutchinson seconded the motion; the motion was carried.
- 2. Set the date for the next Board Meeting: The next Board Meeting will be held on April 14th, 2026, at Zandra Uhrmacher's house at 4:30 pm.
- 3. Adjourned: The meeting was adjourned at 5:09 pm.

Secretary