

Board of Directors Meeting
Yankee Ridge Townhome Association

April 14th, 2026

4:30 pm

Present: Kevin miller, Roger Chamberlin, Zandra Uhrmacher, Gayle Alexander and Randy Scheer.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Dr and was called to order at 4:37 pm by Kevin Miller. The minutes of January 15th, 2026, and February 3rd, 2026, were approved as corrected.

Mr. Cover presented the Treasury Report: The net income from January through March of 2026 was \$24,937.45. A few accounts are in the arrears for the Association. The Treasury Report was filed with the Secretary.

Old Business:

1. The owner of 3844 Cabo Dr reported a cracked driveway and claimed it was caused by the snow removal company. A motion to consider the liability of the snow removal company for the crack in driveway was made by Roger Chamberlin and seconded by Gayle Alexander. The Board discussed various that could have caused the crack. The motion did not carry
2. Tree replacement at 3738/3742 Pablo Lane: A motion was made to replace trees in common area: the motion did not carry.
3. Session planning: Currently we have a full complement of Directors. However, there may come a time when a Board member rolls off, resigns, or moves. It may help to have a contingency plan to fill a position if necessary. Vickie Williamson who lives at 7917 Palmilla Lane, appears willing to serve if needed.

Property management concerns: Mr. Cover said he plans to continue in his current role for the foreseeable future.

4. Review results of Spectrum Survey: Association members voted to retain Spectrum.

New Business:

1. Tree trimming on Pablo Lane and the North side between South 38th and South 39th. Mr. Cover will take care of trimming the trees.
2. Sappers: Mr. Cover will take care of removing sappers on Cabo Dr.
3. Remove small trees growing in evergreen tree on Pablo Lane. Mr. Covers will take care of the problem.
4. Spectrum contract: Mr. Cover will take care of getting a three-year contract with Spectrum.

The next Board Meeting will be July 7th, 2026, at Roger Chamberlin's house at 4:30 pm.

Adjourned: The meeting adjourned at 5:24 pm.

Secretary