Board of Directors Meeting

Yankee Ridge Townhome Association

July 7, 2026

4:30 pm

Present: Kevin Miller, Zandra Uhrmacher, Gayle Alexander, Randy Scheer, Ashton Honnor and Jared Thavenet.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3772 Pablo Drive and was called to order at 4:37 pm by Kevin Miller. The minutes of April 14, 2026, were approved as corrected.

Mr. Cover presented the Treasury Report: The net income from January through June of 2026 was $11,050.74. A few accounts are in the arrears for the Association. The Treasury Report was filed with the Secretary.

Old Business:

1. Recycling trash cans: Mr. Miller commented some 0wners and tenants are putting out trash and recycling early. He will monitor this and send a group email if necessary to remind owners to wait to put trash and recycle until Wednesday evening.

New Business:

1. Tree trimming:
   3832 Pablo Lane, 3900 Pablo Lane and 3807 Pablo Lane, Mr. Cover will take care of getting the branches trimmed.
2. Water standing at 7901 Pablo Lane: Mr. Cover will look and see if the problem can be taken care of.
3. Reseeding/3763 Cabo Drive Mr. Cover will be reseeding area behind patio in the fall.

4. Electrical box/8037 Palmilla Lane: Mr. Cover will look at the problem and see if he can fix it.
5. Veicles towed: An inoperable vehicle was towed away on S. 39th Street in late June.
6. Concrete on Cabo Drive: Mr. Cover will check the concrete at the end of driveways for potholes on Cabo Drive and Pamilla Lane and fill them if necessary.
7. A motion was made by Mrs. Uhrmacher and a second by Mr. Thavenet to authorize Mr. Cover to hire a lawyer to file a lien against a property to collect late fees and dues. The motion carried.

The Next Board Meeting will be October 6, 2026, at Mr. Thavenet's house at 4:30 pm.

Adjourned: The meeting was adjourned at 5:21 pm.

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Secretary