

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Date: January 24, 2019
Association Clubhouse, 2 Canal View Drive, Lawrenceville, NJ

Meeting start time: 7:30 pm
Meeting end time: 8:17 pm

CALL TO ORDER

Stan called meeting to order at 7:30PM

ROLL CALL

Attendees:

Board Members Stan Karuzis, President, Scott Harris, VP, Manish Sharma, Secretary, Cindy Mah, Trustee, Padmini Sabanayagam, Treasurer, Tricie Kohut, TMK Property Management & Consulting, LLC

APPROVAL OF MINUTES

October 25, 2018 minutes approved. Minutes will be posted to the website.

**MANAGEMENT REPORT:
(Executive Session Only).**

HOMEOWNER FORUM:

3 Richards Road
114 Canal View Drive
14 Richards Road
20 Yorkshire Village

FINANCIAL REVIEW:

Tricie discussed the December 2018 financials.

Tricie discussed that the June 1, 2019 budget prep was underway.

Tricie discussed that the association was experiencing its first operating deficit due to the volume of owners in collections for the first time.

OLD BUSINESS:

Tricie discussed the continued issues with pet owners not picking up after their dogs, and discussed that one of the owners, via their personal security camera, had obtained footage of another owner walking and not picking up after the dog which was turned over to the township health department. After the videos were reviewed by the township it was determined that the owner also had not gotten the pet licensed so they'll be issued a violation.

Additionally, it was discussed this is not only an HOA rule and a township ordinance but it's a matter of health as the droppings do wash into the surrounding waterways.

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Tricie discussed the volume of geese that have taken up residency on the clubhouse area property as well as on Canoe Road. Discussed the possibility of an air horn to break the pattern of where they stay.

Cindy discussed the website. She mentioned that a number of subscribers and visitors to the site has increased, but she is focused on increasing that number to better streamline Association communications.

NEW BUSINESS:

Tricie discussed the recent fire inspections of the clubhouse and advised that the township had never had the building registered.

Tricie discussed the pending resolution that the board was looking at to assist with the operating deficit with the increase of the working capital contribution for all purchasers from \$200 to \$1k.

OPEN FORUM:

Owner discussed the deer droppings also becoming an issue.

Owner concerned that by increasing the working capital fee the Association would no longer be attractive for purchasers, Padmini addressed that it was a non-issue that people that want to live in this Association won't even look at this fee.

MEETING ADJOURNED

Therefore, having no further business to discuss, the meeting was adjourned by the Board at 8:17pm

Next meeting date April 25, 2019 7:30PM

Respectfully submitted,
Tricie Kohut, CMCA,AMS, NSA
President & Managing Agent
TMK Property Management