



Yorkshire Village Master Association

Wednesday, May 3, 2023

7:00pm Open Session Minutes

This meeting was held via Zoom video tele-conference.

Call to Order

Stan called the meeting to order at 7:04pm, roll call was taken.

Approval of Minutes

Stan motioned to approve the January 26, 2023 Session minutes, Cindy 2nd, Brian 3rd.

Financial

Tricie reviewed the March financial and confirmed that the draft 2022 audit had been sent to the Board and is pending approval. Once the final document is issued by the auditing firm it will be uploaded to the Association website.

Old Business

2023

Pool Season

Tricie advised that the Board had met with multiple pool management companies and had selected a new company for the 2023 pool season with New Jersey Pool Management & Staffing, LLC. Tricie advised that the scope of work was the same with the requirements for all homeowners to have a valid pool pass and would have to sign in. Tricie confirmed that the pool preparations were underway and confirmed that the hours of operation for the season would be 12pm to 8:30pm every day. Further, Tricie confirmed that the full time 7 day per week hours would start when the local schools were out for the summer but confirmed that the pool would be opened weekends from Memorial Day weekend. Stan motioned to officially approve the contract with NJPM at \$48,500 annual, Cindy 2nd, Brian 3rd. Cindy discussed the efforts that were taken during the process and thanked the pool committee volunteers for their time and assistance during the process.

Homeowner Areas of Lifted Concrete:

Tricie discussed the current status of sections of lifted concrete throughout the HOA and confirmed that stickers and passes would not be issued to anyone that had an open violation for this and the area (s) would either have to be replaced by the homeowner or the homeowner would have to submit the application to the township to be added to the 2023 township list for them to do the job and bill the owner and include Tricie in the email.

Weekly Inspection Reminders: Come out and look at your own house

Tricie reminded everyone that exterior maintenance and property conditions / storage issues are part of the weekly inspections which are conducted every week and again urged homeowners to come outside and inspect their own property and house for potential issues before receiving a violation from management. Tricie reminded owners that the power washing vendors are all open for business now so they should start scheduling.

Tennis Court

Tricie discussed the pending replacement project and reminded everyone that the project had originally been tasked to be done in 2022 but due to issues with vendor interest and their ability to take on my projects due to staffing it was tabled and moved to 2023 and went back out to bid in February 2023. After obtaining all proposals which all bid on the same scope of work, and meeting to discuss all options, the Board selected Kurts Kourts to do the project at \$32,371.35. Stan motioned to approve the contract with Kurts Kourts, Cindy 2nd, Brian 3rd. Tricie will update the HOA when the project is scheduled.

HOA Tree Inspections

Tricie confirmed this inspection was pending that all pool related matters had to be completed first and all inspections and licenses issued for the season and then the inspection would be done.

New Business

Tricie reminded everyone in attendance that the first notice of annual meeting would be going out the beginning of June for the July election meeting and confirmed that there were two seats up this year and confirmed that the two incumbent Board members would also be rerunning.

Homeowners in Attendance:

Dipak Sitapara, 114 Canal View Drive
Velan Krishnan, 9 Canal View Drive
Jitesh Patel, 6 Morrell Drive
Mike Howard, 85 Canal View Drive
Yi Chen, 62 Canal View Drive
Cesar Carrasco-Lopez, 18 Marchesi Drive
Bharat Sharma, 14 Canoe Road
Jayshree Kaywachwala, 9 Port Mercer Road
Adolphus Gwynn, 21 Richards Road
Dustin Litvak, 9 Flanigan Street
Stan Karuzis, Board member
Cindy Mah, Board member
Brian Seidenfrau, Board member
Manish Sharma, Board member
Shohbit Deep, Board member

Homeowner Q&A:

Velan asked what the process was for pool passes, Tricie advised that he needed to contact her via email and if new passes needed to be issued, he would provide her with a head shot photo no larger than 1" x 1" in size, the pass would be created and delivered. Further he asked for the gate code to the tennis court, Tricie advised she would reply back to an emailed request.

Jitesh commented he was happy that the tennis courts were finally going to be replaced and volunteered to be a homeowner project monitor which Tricie confirmed was a great idea. Further, Tricie will reach out to Jitesh when the pre-con meeting is scheduled for him to join. Additionally, Jitesh advised that there is a gap in the concrete in the far back of the courts by the fence that has to be addressed during this project, this will also be addressed during the pre-con meeting with Kurt.

Dustin asked if the topic of a stop light was every discussed and confirmed he knew there was a speed flasher but felt the area at the entrance needed an actual light. Tricie confirmed that the topic has been discussed for years but with the roads being public the homeowners would need to attend township meetings to get on their minutes for matters like this so that the topic gets to the proper hands.

Dustin also asked about adding additional lighting within the Association as he felt it was very dark in many areas. Tricie discussed that the expense is gigantic and after the HOA proceeded with installing a new street light on Canoe Road thought the best way for homeowners to handle it would be to add sensor lights to their property as the costs to the HOA are limiting. Cindy discussed that there are also curb line trees that may be covering the lights and advised that homeowners installing lights on their property is the best way to address this. Jayshree also agreed that this had been discussed on the Port Mercer side and homeowners install lights.

Velan asked what the speed limit was within the Association, Tricie confirmed that since the roads within the Association were all public and under the jurisdiction of the Township of Lawrence that the speed limit was 25MPH as it's a residential zone.

Therefore having no additional business to conduct, Stan motioned to adjourn the meeting at 7:53pm, Cindy 2nd, Brian 3rd.