

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Date: February 22, 2018
Association Clubhouse, 2 Canal View Drive, Lawrenceville, NJ

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

CALL TO ORDER

Stan called meeting to order at 7:35pm

ROLL CALL

Attendees:

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

APPROVAL OF MINUTES

N/A

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

HOMEOWNER FORUM:

20 Yorkshire Village Road
114 Canal View Drive
6 Morrell Road
35 Yorkshire Village Road
4 Marchesi Drive

FINANCIAL REVIEW:

2018-2019 budget review & discussion on the fees being held for another year at \$40.
Tricie discussed that this fee is not a set rate forever and owners should prepare for an increase in the future.

OLD BUSINESS:

Tricie reviewed the tasks that were completed during fiscal 2017/2018, which included the expansion of the concrete deck around the pool.

Tricie reminded owners that with the spring around the corner they need to come out and inspect the exterior of their property and house and proactively clean up now prior to the spring property inspections beginning to avoid a violation notice.

Topic of picking up after dogs has come up again, Tricie advised that a call came through about an owner leaving it on someone else's lawn.

Cindy discussed the website, confirming it is still "beta" testing as she is not a web designer but did ask for volunteers to assist, two owners will.

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Tricie discussed the WhatsApp communication tool being really good, except for the other conversations that occur that are not specific to Yorkshire Village Master, but confirmed that it was created by owners for all communications.

Tricie will look into setting up a WhatsApp group exclusive to just the Associations operational communications and will act as admin.

NEW BUSINESS:

Tricie discussed the new bather rule codes that went into effect as of 2018, confirming that the Association had to purchase an AED as well as a lifted guard chair.

Further, Tricie discussed that the code did call for two guards, which was confirmed by St. Nick Pools as already being in place during the busy times at this pool, which he confirmed was acceptable with the township Health Department.

Code also states that the guards are not to act as anything else, ie: badge checkers, therefore price was obtained for that person at the gate. Costs are prohibitive at \$12,500 for just someone to be looking at badges and will not be implemented.

Discussion on a post card that went out to the Association from a "Next Door" website from a realtor who made herself appear to be an owner within the Association. Scott to reach out to her.

Nextdoor.com postcard was received by many neighbors - it has been clarified that this is advertisement by a social web site which is not associated with, nor was it sent out by, our association. A postcard will be sent to remind neighbors of our website, and mention nextdoor.com

Tricie to contact Chuck from Greenleaf Landscaping to clean out storm grates in the detention basin from all the rain as it's very full.

OPEN FORUM:

Owner advised people continue to walk their dog on his property, he has spoken to them, but it does continue.

Owner discussed she witnessed her neighbor letting their dog out without a leash and confronted them.

MEETING ADJOURNED

Therefore, having no further business to discuss, the meeting was adjourned by the Board at 8:34pm

Next meeting date April 26, 2018

Respectfully submitted,
Tricie Kohut, CMCA,AMS, NNA
President & Managing Agent

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

TMK Property Management