



## **Yorkshire Village Master Association**

**Thursday October 24, 2024**

### **7:00pm Open Session Minutes**

This meeting will be held via Zoom video tele-conference.

#### **Call to Order**

Stan motioned to open the meeting at 7:05pm, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

#### **Approval of Minutes**

Stan motioned to approve the July 25, 2024 Session Minutes, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

#### **Financial**

Tricie reviewed the September financial and reminded everyone that the financials are uploaded to the HOA website every month and that it was important for everyone to review them to better understand the associations budget and monthly expenses. Tricie reviewed the 2025 Operating budget and confirmed the fee was held at \$50. Stan motioned to approve the 2025 budget, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

Tricie discussed the legalities as it pertains to the reserve studies since January 1, 2024, and confirmed that the study for the YVMA was scheduled to be updated in 2025 and was budgeted. Further, Tricie confirmed that to hold the maintenance fee at the current rate, the other line items had to be reduced by the total cost for the engineer to update the study. Further, for this update Tricie confirmed that she went out to bid for a new engineering firm due to industry issues with the prior firm that had been doing the study. Tricie confirmed that the Board selected Falcon Engineering to proceed with the 2025 update. Stan motioned to approve Falcon Engineering to conduct the reserve study updated, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

#### **Old Business**

##### **Pool Season 2024:**

Tricie confirmed that the 2024 pool season was a successful one with St. Nick as the pool management company and did confirm that while he holds the most expensive contract and budgetary line item you do get what you pay for, and he is the best in that industry. Further, Tricie confirmed that the pool was now fully winterized. Lastly, Tricie confirmed that the pump room entry doors were replaced after the season was over.

##### **Homeowner Areas of Lifted Concrete:**

Tricie reminded everyone again that they need to come out and conduct their own property inspection for all areas of sidewalk around their home for any lifting and confirmed its better to proactively repair the areas and not wait to be issued a violation from management. Further, Tricie confirmed the township 2025 Application was updated and in the HOA website and anyone interested in getting on the 2025 list should submit their application now. Tricie also confirmed that anyone that is getting on the township list is expected to safeguard all areas until then.

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

Tricie confirmed that management conducts site inspections all year long, unless its actively snowing so again confirmed that homeowners must conduct their own property inspection to keep their areas compliant. Tricie confirmed that while certain items are seasonal such as landscaping and power washing, the overall cleanliness of a property is year round.

#### **New Business**

Tricie confirmed again that the only new business was the replacement of the double pump room doors which are special doors for the chemical room which had to be ordered in August and installed the end of September that have vents.

**Homeowners in attendance:**

Vinod, 23 Canal View Drive  
Yi, 62 Canal View Drive  
Bharat, 14 Canoe Road  
Velan, 9 Canal View Drive  
Rowena, 9 Flanigan Street  
Stan Karuzis, Board member  
Cindy Mah, Board member  
Manish Sharma, Board member  
Brian Seidenfrau, Board member  
Amanda Schofield, Board member

**Homeowner Q&A:**

Yi asked if anyone knew what the pink ribbons were about that had recently been tied around trees in the wooded area behind his house, along with the Private Property Sign with the name “Parker” on it. Tricie confirmed the ribbons were not installed by the HOA but she would come out to inspect them the following morning. Stan confirmed that the name “Parker” was the farmer that owned the house by the tennis courts. Brian discussed the house that is adjacent to the tennis courts being boarded up with roll off dumpsters for months. Tricie confirmed she had reached out to the township engineering and construction departments to see if they knew what was going on at that address and they confirmed that the homeowner had not applied for any construction permits but also confirmed that the township has no reason to intervene at this point as the taxes are fully paid and up to date and they are currently not in violation.

Yi discussed the tree that fell in his backyard that fell on his house two months prior, Tricie confirmed she had no knowledge of it. Yi confirmed he never reported it but simply had it removed and has been working with his insurance agency for the damages. However, he indicated he was concerned for a couple of other trees in the back of 58 Canal View Drive as they’re leaning toward that house. Tricie confirmed she would personally head out the following morning to inspect.

Therefore, having no further business to conduct, Stan motioned to adjourn the meeting at 7:35pm, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.