



Yorkshire Village Master Association

April 23, 2026

6:30pm Executive Session

7:00pm Open Session

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

Call to Order

Stan called the meeting to order at 7:03pm, Cindy 2nd, Amanda 3rd. Group introductions were conducted. Brian Seidenfrau Board member was not present.

Approval of Minutes:

Stan motioned to officially approve January 22, 2026 minutes, Cindy 2nd, Amanda 3rd. Tricie confirmed that the minutes were already uploaded to the HOA website.

Collection Related Matters: *Executive Session Only

Financial:

Tricie confirmed that the March 2026 financial was uploaded to the Association website and urged the homeowners to take the time to review them monthly to fully understand the operational needs of the community and overall costs. Further, Tricie confirmed that the draft 2025 audit was sent to the Board to review and approve and would be uploaded after its final.

Old Business

Tricie discussed again the homeowner areas of lifted concrete and reminded everyone that they have the option of submitting the 2026 application to the township to be added to the township's list for this year and confirmed that the application is in the HOA website. Further, Tricie confirmed that the township process is not free so that the homeowner will pay the township directly but does have a period of 5 years to pay it off if needed. Tricie confirmed that should homeowners not be added to the township list, they are fully responsible for the replacement of all areas that are lifted.

Tricie confirmed that weekly inspections are done and urged everyone to come out and look at their own house and property for any exterior maintenance needs to the house or landscaping needs to the property and confirmed that it's better to proactively inspect their own property instead of waiting for a violation from the Association. Tricie also confirmed that one of the top items identified on the inspections is the need for houses to be power washed and confirmed that the power washing vendors are open for business now.

Tricie discussed the increase in budget as it pertains to the cleaning out of the low flow channels in the basins throughout the Association from people not securing their recycling and putting it out when it's very windy and not picking up the debris when it comes out of their bin. Further, Tricie confirmed that the grates in the low flow channels must be always kept free and clear of all debris so that when it does rain the basins drain into the storm water management areas of the township and don't back up.

New Business

Tricie confirmed that the 2026 Pool Season prep was in full force and confirmed again that there was a change in pool management to Dream Pool Management and confirmed the hours of operations as:

- b. Change in hours of operation Reminder

b1. May 23rd – August_14th : 1:00pm -9:00pm

b2. August 15th – Sept 08th : 12:30pm – 8:30pm

Tricie confirmed that the Seasonal Pool Notice was going out in the next few days for stickers and passes.

Homeowners in attendance:

Velan Krishnan, 9 Canal View Drive

Cesar Carrasco, 18 Marchesi Drive

Yi Chen, 62 Canal View Drive

Adophus Gwynn, 21 Richards Road

Stan Karuzis, Board member

Cindy Mah, Board member

Manish Sharma, Board member

Amanda Schofield, Board member

Yi advised that there is a section of sidewalk that is starting to lift between 62-66 Canal View Drive, Tricie to check on the location.

Therefore, having no additional business to conduct, Stan motioned to adjourn the meeting at 7:17pm, Cindy 2nd, Amanda 3rd.