



**Yorkshire Village Master Association
Thursday, July 23, 2020 Session Minutes
5:30PM**

This meeting was held via Zoom video Conferencing

MEETING LINK:

<https://us02web.zoom.us/j/87687499627?pwd=MG1nZEVLTWNQSEdVSUthUGs2TmRmUT09>

Meeting ID: 876 8749 9627

Password: 679412

1) Call to Order

Stan called the meeting to order at 5:36pm

2) Approval of Minutes

January 27, 2020 Sessions were officially approved.

3) Election Process

Tricie asked if there was anyone interested in stepping in as a write in, no one was interested. Tricie confirmed that the influx of ballots submitted today captured enough to close out the process for the year.

4) Old Business

Cancellation of 2020 Pool Season: Tricie discussed, at length, how the final decision to keep the pool closed due to the COVID19 health situation came to be. Confirming that initially the pre-season process was still on track with St. Nick prepping the pool and management submitting all required permits to the health department for the license as well as the electrical permit for the electrical inspection. Further, as the health crisis continued past the Memorial Day weekend and the Governor finally announcing that public pools would be able to open after June 22nd the CDC then issued the amended COVID protocol which became restrictive for the budget by increasing it in excess of \$20k. However, it was the information sent by the insurance carrier which confirmed that certain loop holes had been identified in policies that left Board members and managing agents wide open to law suit if someone claimed to have gotten COVID19 at the pool area. This was the final factor for the Board to make the decision to keep it closed for the year.

Additional conversation with Michelle Monte, the question was asked as to why a credit wasn't given since a portion of the \$40 goes to the pool and they were paying for services not getting. Tricie confirmed that everyone had been dealing with matters never dealt with before and at the end of fiscal 2021 when the audit is conducted any surplus could be reviewed by the Board and a decision made at that time. Additionally, Tricie discussed that should the protocol next year continue to have the requirement for an added person (aka COVID Ambassador) the surplus could be used for that body vs needing to increase the fee.

Previous issues with Tent City behind Port Mercer: Tricie discussed the recent activity with homeless people virtually building a "tent city" behind the residences in the woods of Port Mercer Road which then came across to the wooded area adjacent to the clubhouse. Tricie discussed the ownership of that land is still in the name of the Developer for the HOA (Yorkshire Village LLC) and not the HOA but the HOA proceeded with the clean up after they were removed by the police.

Sign up for website: Tricie confirmed that all monthly financials are being uploaded to urged people to get connected to the website. Cindy confirmed that it is password protected and confirmed the password.

5) New Business

2019-2020 Fiscal Audit Underway: Tricie confirmed that the 2019-2020 audit was underway via Mirra & Associates and would be uploaded after Padmini approved it. She expected the draft within the next 30 – 45 days.

Open / Wooded Areas behind certain streets: Tricie discussed the open space wooded areas are a focal point for the Association at this point due to the height they've become, she confirmed they're not being removed necessarily but topped down to a safer level. Additionally, she discussed that the canal creek that runs through areas of the woods around the Association are being effected by homeowners blowing their yard waste into the creek bed and blocking the flow of the water which is then backing up onto their property. Tricie confirmed that yard waste from the residences can't be blown into the woods it has to be put out for township pickup to avoid issues with the flow.

Homeowner Open Forum:

Michelle Monte discussed the continued issues with people allowing their dogs to relieve themselves on their property. Tricie confirmed that if they can identify the owner she could contact them directly otherwise we continue to send global emails out which are being ignored. Tricie also confirmed that the Curb Your Dog Ordinance means just that, they're supposed to walk their dogs along the street curb not the grass. Michelle inquired about animals such as stray cats and deer. Tricie explained that homeowners must refrain from putting out food which encourages strays. These issues, as well as concerns about wild animals, can be directed to the Lawrence Township Health Dept. (or Animal Control).

Michelle Monte asked about the prior communications that had gone out about the concrete sidewalk replacement program with the township if there were any updates because there were a lot of areas that are lifted that are creating safety issues for people with bikes, strollers and who are just walking. Tricie indicated she thought that the date had been extended by the township for interested homeowners from the June 30th date to August but it would have to be confirmed at this point. Cindy noted that many homeowners have signed up already, identified by neon pink X markings on sidewalk slabs seen throughout the development. Tricie noted that homes that need to address the issue (where it is a safety hazard) receive a notice along with information on the township's concrete repair program.

Michelle Monte asked about the legalities with people parking cars off the end of the driveway and over the sidewalk. Tricie confirmed that when it's seen it has to be called to the non-emergency number of the Lawrenceville police as it is an offense they would issue a ticket on.

Tricie discussed the phone call she got from the township just confirming that they are out and about doing their own inspections on property conditions. Tricie advised that her property inspections have been identifying that with the high heat and humidity there are a lot of bushes that are growing and now encroaching onto the sidewalks making it difficult for people to walk on the sidewalk.

Tricie and Stan thanked Michelle for taking the time to reach out to them during decision making phase regarding the pool and budget.

Therefore, not having any further business to conduct, the meeting was adjourned at 6:22pm.

Next Board Meeting set for October 22, 2020. Session will again be held via Zoom conferencing.