



**Yorkshire Village Master Association
Thursday, October 28, 2021 Sessions
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 7:04pm and conducted roll call.

Approval of Minutes

Stan motioned for the approval on the August 19, 2021, Session minutes, Cindy 2nd.

Old Business

Tricie discussed the ongoing issue with homeowner violations with areas of lifted concrete. Continued violations will result in a fine assessment which will be aggressive to get the homeowners attention to repair the areas. Tricie confirmed that the Board has opted not to proceed at this time with the previously discussed Amendment to the bylaws that will require homeowners to submit their homeowner's insurance, so that the carrier can be contacted to intervene when violations involving "risk" are continually ignored.

Tricie discussed the ongoing issues with homeowner violations with power washing and advised that there are a lot of very disgusting homes that have dark mold growth. Tricie again advised the homeowners that they should come out and look at their residence and clean up the areas before hearing from management as a violation of the HOA.

Tricie discussed the recent second request for additional items on Port Mercer Road tot lot area and confirmed that the Board was looking at the submitted request and would confirm shortly.

New Business

Tricie discussed the 2022 Operating Budget and confirmed it was completed and the monthly maintenance fees held again at the \$40. Tricie advised that the annual coupon book will be going out in November to homeowners that are not on ACH for their monthly payments which would include both budget templates.

Financial

Tricie reviewed the September 2021 financials and confirmed that the monthly pool management contract budget had been moved into a stand-alone account and all funds attached to the pool management that was budgeted for during the fiscal year were transferred in which as of September was at \$50,767.82. Tricie confirmed that the balance of the 2020 season was also moved into the account and advised that the Board would assess what to do with the funds in the Spring.

Homeowner Q&A:

Homeowners In Attendance:

114 Canal View Drive
9 Port Mercer Road
6 Morrell Road
3 Richards Road
29 Port Mercer Road
29 Richards Road
2 Flanigan Street
10 Vacarro Road
4 Marchesi Drive
4 Flanigan Street
3 Morrell Street, Board Member
3 Yorkshire Village Road, Board Member

65 Canal View Drive, Board Member
126 Canal View Drive, Board Member
66 Canal View Drive, Board Member

Amanda advised that she spoke with Sue at the planning and zoning office and was advised that those homeowners on the list to have their concrete replaced by the township would be done in the next two weeks.

Shobhit asked what was considered a trip hazard with the sidewalk, Tricie confirmed that if there are areas of the sidewalk that have a separation or a lift at all and could catch the front of a shoe it's a hazard.

Jayshree advised that she reach out to the township for the owners that are not repairing their sidewalk as she fell victim to a trip and fall and got hurt. Tricie agreed that is the best approach and confirmed again that fines are going to be aggressively charged from week to week at the \$25 per week.

Amanda confirmed that the charge for the township doing her concrete replacement is \$500 for 4 slabs.

Jitesh discussed the tennis courts needing to be resurfaced as they have cracks and requested that an additional court be constructed. Tricie confirmed that the HOA would not be constructing an additional court, but the existing courts would be surfaced. Further, she will go out to bid in the spring. Jitesh asked if he could be included with the review of all bids as he is very familiar with the process and the Board approved. Cindy agreed she liked it when homeowners got more involved with processes that the HOA follows. Additionally, Jitesh indicated that the current courts were installed originally too short and would need to be looked at.

Shobhit discussed the speeding along Province Line Road and within the Association. Further, he advised that a friend of his walking their dog across Province Line was almost hit by a car recently. Tricie discussed homeowners should be reaching out to the township, Mayor, Traffic bureau with matters of speeding because the roads are public.

Sandeep asked if the HOA could install speed bumps. Tricie confirmed that the roads within the HOA are public and the responsibility of the township of Lawrence. Further, Tricie confirmed that just since she has been the managing agent of the Association, we have had the traffic testing done by the traffic bureau at the police department at least 6 times and they are never able to identify issues.

Ravi asked how to get added to the email listing, confirmed he is a brand-new owner and a first time HOA owner. Tricie took his email. He asked about adding street lighting in his area as it's very dark, Tricie confirmed it is a very expensive item as all costs are the HOA's to absorb and it costs several thousand dollars.

Therefore, having no additional business to conduct, Stan motioned to adjourn at 8:07PM, Cindy second.