

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Date: April 26, 2018
Association Clubhouse, 2 Canal View Drive, Lawrenceville, NJ

Meeting start time: 7:30 pm
Meeting end time: 8:13 pm

CALL TO ORDER

Stan called meeting to order at 7:35pm

ROLL CALL

Attendees:

Board Members Stan Karuzis, President, Manish Sharma, Secretary, Cindy Mah, Trustee & Padmini Sabanayagam, Treasurer.

Tricie Kohut, TMK Property Management & Consulting, LLC

Scott Harris, Vice President was not present.

APPROVAL OF MINUTES

February 22, 2018 meeting minutes approved, Stan motioned, Manish 2nd, Cindy 3rd.
Motion carried. Minutes will be posted to the website.

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

HOMEOWNER FORUM:

4 Nash Court
114 Canal View Drive
4 Marchesi Drive
43 Canal View Drive

FINANCIAL REVIEW:

2018-2019 budget review & discussion on the fees being held for another year at \$40.

OLD BUSINESS:

Tricie discussed the remaining areas around the pool deck that we are looking to add concrete to which is along the front area facing Province Line Road, in between the baby pool and tot lot and two small areas on either side of the entrance gate.

Tricie discussed that the spring / summer site inspections are underway and reminded everyone that they need to come out and conduct their own property inspections and proactively identify any necessary cleaning or maintenance that has to be done prior to being issued a violation from us.

Discussion again on picking up after your dogs.

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Tricie discussed the areas of homeowner responsibility also including the sidewalks that are in front of their homes and if an end house, would also be the sidewalk along the side as well as the driveway apron. The way the township identifies the lots when property is purchased the owner is responsible for the concrete right of way that is on their property lines, same as being responsible for the snow removal on these areas owners are responsible for the maintenance.

Cindy advised that the website is almost done and will finalize the website name.

Tricie discussed that WhatsApp communications, advising that at the February meeting it was discussed that the Association would start their own group just for HOA texts but did not realize that the group already had created 4 within the Association, and out of concern that folks wouldn't bother paying attention to a 5th we will keep it as is since there are over 200 people on the chain presently. Cindy to contact the Admin to confirm it's OK and then Tricie will have post cards issued / sent out to the Association about this as well as the new website.

NEW BUSINESS:

Discussion on the purchase of the additional tables, umbrellas and umbrella bases for the new sections of the pool deck. Board also approved for new picnic tables.

Tricie discussed the situation with trees that are the responsibility of the Association, confirming that there are 3 trees behind 6 Hyde Court and multiple small trees / limbs behind 4 Marchesi that need to be removed. Tricie to contact Chuck Bacon at Greenleaf to have him revisit his estimate for the trees on 6 Hyde as that estimate came in very high. The estimate for 4 Marchesi will be approved and released.

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 8:13pm

Next meeting date July 26, 2018, 7:30PM

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