



**Yorkshire Village Master Association
Thursday, October 22, 2020 Open Session Minutes
6:00PM**

This meeting was held via Zoom video Conferencing

Call to Order

Stan called the meeting to order at 6:06pm

Approval of Minutes

July 23, 2020 Sessions were officially approved.

Financial Status:

Tricie reviewed the September 2020 financials, reminded everyone that they're uploaded in the HOA website every month. Tricie discussed that the Association still had a surplus in the operating account with the pool not opening during the summer but confirmed that the tree maintenance line item was way over budget for the year so far due to all the storm related damages as well as the postage and mailing line item due to the Association having to send multiple mailers out during the year that had multiple pages due to the importance of them.

Tricie confirmed that the 2019-2020 audit draft was in the hands of Board and once approved by the treasurer it would be uploaded to the HOA website.

Old Business

Tricie discussed the process for site inspections and advised that there continues to be a lot of homes that are in need of power washing and lawn maintenance. Tricie confirmed that the exterior conditions have to be checked the homeowners regularly because if notices from management are ignored, she will contact the township as they have to be in compliance of local ordinances as well. Tricie confirmed that the homeowners were welcome to reach out to her for power washing vendors as she can refer a few of them.

Tricie discussed the concrete sidewalks, confirmed that only a small handful of homeowners took advantage of the township program in July/August but that there remains a lot of sections that are dramatically lifted from the tree roots. Further, Tricie advised that she has been pushing back on the township officials and has emailed the Mayor on the areas of sidewalk that are lifted because the reason they're lifted is due to the townships tree roots. Additionally, Tricie confirmed that areas of the common element sidewalks were recently completed and the tree roots were cut and then sealed so that they do not continue to grow.

1) New Business

Tricie advised that although the Board had signed a two year agreement with St. Nick Pools for 2020 and 2021, with the contract being cancelled during summer 2020 that we have gone out to bid again. Tricie confirmed that the bidding vendors are the same that bid in 2019 with St. Nick Pools, Fox Pool Management and Candlewood Pool Management.

Tricie confirmed that although the State of NJ nor the CDC have distributed any updated protocol she did indicate that she expected the rules as they pertain to signing in at the gate and having the Covid Liaison person to ensure that people are practicing social distancing while in the pool and on the deck area will continue. Further, Tricie advised that it would be suggested that the person acting as the Covid Liaison would also be the person at the gate ensuring that people are signing in. Further, she confirmed that the signing in was set as a requirement in the event that anyone did test positive they had a contact tracing listing with dates / times / address for them to contact and confirmed that the sign in sheet would be required to be submitted to the township very regularly. Tricie also advised that what would definitely be required would be stock in sanitizer, added cleaning of the building and advised that the Board would need to decide if they would allow the homeowner to utilize the HOA's pool furniture as the items would have to be wiped down in between each user, or if they will put the responsibility of pool furniture on the homeowner coming into

the area. Further, Tricie indicated that the way it used to be with homeowners just going to the pool when they wanted to may also not be an option if they have to set time slots and then shut the pool area down every hour or two for full cleaning and sanitizing of the building and deck area items etc. Tricie confirmed again that although some items should remain as set in summer 2020 there remains many unknowns presently, but management and the Board are actively working on it now to avoid issues in the spring.

Cindy discussed the possibility of creating a Pool Committee that would be compiled of homeowner volunteers to assist with compliance as well as the possible creation of new process.

Homeowner Q&A:

Sandeep Aich discussed the issue of cars parking in front of mailboxes continues and asked if another reminder could be sent out. Tricie will send an email to the Association on that as well as parking over the sidewalk. Further, Sandeep stated he had information from the township on this that the postal carrier does not have to deliver the mail if the mailbox is blocked. Cindy asked him to send that to her so she can upload it into the website, which he agreed to do.

Sandeep Aich discussed the Board not signing contracts and said he had concerns about people that did not reside in the Association getting into the pool. Tricie confirmed that the Attorney for the Association had drafted an updated pool management contract for the Board which is what will be used going forward which protects the Association from contractual obligations when dealing with items that cannot be controlled such as a global pandemic. Additionally she confirmed that the topic of badge checking has been discussed constantly and confirmed that as long as there is nobody in the pool that the lifeguard can legally check pool passes but they are not badge checkers and if people are actively in the pool they cannot check them. Further, she confirmed that the Covid liaison would be the badge checker at that point and would be physically sitting at the gate area to check them and have people sign in at the same time.

Amanda Schofield confirmed she would be interested in serving on the pool committee.

Yasmin Carmona confirmed she would be interested in serving on the pool committee.

Scott Harris suggesting that those homeowners that frequent the pool would be perfect to serve on the pool committee.

Amanda Schofield asked if there was any other reason other than Covid19 that the playground areas were closed down, Tricie confirmed no it was all driven on the virus due to the Association not having onsite maintenance to continually wipe the toys down. Further, she said that people are stepping over the fencing to use them, Tricie said if they are it's on them since they're officially closed down by the HOA.

Zafar Billah asked Tricie if regular inspections on the sidewalk areas were done and notices sent to the homeowners. Tricie confirmed yes that the homeowners are sent initial notices and initially given 7 days to correct unless the homeowner contacts her for extensions. Additionally, Tricie confirmed again that she had attempted contact with the Mayor but as of now had not gotten a response as it pertained to the issues with the sidewalks were a direct result of the townships trees and she felt very strongly that the homeowners should not have to replace damages caused by someone else's issues. Further, Tricie confirmed that one of the recently replaced areas of common area sidewalk represented the 3rd time it was replaced for the roots but confirmed again that the roots were now cut and tar put on the end so that they no longer grow in that direction. Zafar offered her assistance if the Mayor or any official did not respond.

Cindy May confirmed again that the website url was YVMasterAssociation.com

Therefore, not having any further business to conduct, the meeting was adjourned at 7:20pm.

Next Board Meeting date TBD. Session will again be held via Zoom conferencing.