

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Date: May 2, 2019
Association Clubhouse, 2 Canal View Drive, Lawrenceville, NJ

Meeting start time: 7:30 pm
Meeting end time: 8:24 pm

CALL TO ORDER

Stan called meeting to order at 7:36PM

ROLL CALL

Attendees:

Board Members Stan Karuzis, President, Scott Harris, VP, Manish Sharma, Secretary, Cindy Mah, Trustee, Padmini Sabanayagam, Treasurer, Tricie Kohut, TMK Property Management & Consulting, LLC

APPROVAL OF MINUTES

January 24, 2019 minutes approved. Minutes will be posted to the website.

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

HOMEOWNER FORUM:

6 Morrell Road
114 Canal View Drive
35 Yorkshire Village Road
2 Yorkshire Village Road
14 Richards Road

FINANCIAL REVIEW:

Tricie reviewed the March 2019 financials.

2019 – 2020 operating budget was reviewed and approved.

OLD BUSINESS:

Tricie discussed the approved Resolutions, which included the increase to the working capital contribution collected at closing by a new purchaser increasing from \$200 to \$1k, and the process for renting of the homes.

Tricie confirmed that the inspections for exterior property conditions has started, reminded owners that they need to come out and inspect their own property before receiving a violation.

Cindy discussed the website, urged owners that are not yet enrolled to do so.

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NEW BUSINESS:

Discussion on the Resolution to move the escrow funds from the current account into the operating account, confirmed that the transaction was approved by the attorney and auditor. Board also approved for the closing of the working capital account and move the funds into the reserve account which would reduce the fiscal funding requirement for the year.

OPEN FORUM:

Discussion on owner's ability to do what they want to the exterior of their homes without HOA approval, except the installation of a fence when a drainage easement exists on their property.

Cindy discussed the possibility of the board creating guidelines for owners to use to better control color and uniformity. Owner discussed putting this out to the Association via a survey to see how much of a response is captured, Cindy to look at this option.

MEETING ADJOURNED

Therefore, having no further business to discuss, the meeting was adjourned by the Board at 8:24pm

Next meeting date July 25, 2019 7:30PM

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