

Yorkshire Village Master Association
BOARD OF TRUSTEES MEETING MINUTES

Date: July 25, 2019

Association Clubhouse, 2 Canal View Drive, Lawrenceville, NJ

Meeting start time: 7:30 pm

Meeting end time: 8:24 pm

CALL TO ORDER

Tricie called meeting to order at 7:33PM

ROLL CALL

Attendees:

Board Members Scott Harris, VP, Manish Sharma, Secretary, Cindy Mah, Trustee, Padmini Sabanayagam, Treasurer, Tricie Kohut, TMK Property Management & Consulting, LLC. Stan Karuzis, President was not present.

APPROVAL OF MINUTES

May 2, 2019 minutes approved. Minutes will be posted to the website.

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

HOMEOWNER FORUM:

4 Marchesi Drive
2 Yorkshire Village Road

FINANCIAL REVIEW:

Tricie reviewed the July 2019 financials.

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, and confirmed that this had been officially approved at the May 2nd open session and actively being done. Tricie confirmed that \$2k will be collected from the 2 sales during the month of July. Manish signed the last pages of all at the meeting.

Tricie confirmed violations are being issued for landscaping and power washing but advised that a good portion of the homes are in desperate need of power washing and owners are ignoring it.

Cindy discussed the website.

NEW BUSINESS:

Tricie discussed the issues that we've faced at the pool this season with occupants from Senior Housing, as well as a life save of one of the kids that lives in the Master.

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OPEN FORUM:

Amanda discussed the vendor she used for the power washing of her house, Bear Claw Power Washing. Advised they came in substantially lower than prior vendors and did a good job.

Cyril asked if the bushes at the entrance out of the Senior / Apartment area can be cut back. Tricie advised that isn't the HOA's area of responsibility but she would email the leasing center and also drive out that area to check it.

Amanda asked about topping the trees in the open space by her area, Tricie to look into it and price.

Discussion on the issue with an owner using their home for an Air BNB location.

Discussion on a house on Marchesi having a lot of debris in the back.

MEETING ADJOURNED

Therefore, having no further business to discuss, the meeting was adjourned by the Board at 8:32pm

Next meeting date October 24, 2019 7:30PM

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