



Yorkshire Village Master Association

July 23, 2026

7:00pm Open Session Minutes

This meeting will be held via Zoom video tele-conference.

Call to Order

Stan called the meeting to order at 7:05pm, Cindy 2nd.

Approval of Minutes:

Stan motioned to approve the April 23, 2026 minutes, Cindy 2nd. Tricie confirmed this was just to formally approve them in open session as the minutes are already uploaded in the website.

2026 Annual Election Process:

Tricie asked if any of the two homeowners were interested in becoming a write-in candidate, which neither were interested in. Tricie confirmed that there were three (3) seats up for election this year and advised that Cindy and Manish both reran again but Amanda had sold her house and moved out which has left an open seat. Therefore, having no further business with the election process, Stan motioned to adjourn the election process, Cindy 2nd.

Financial:

Tricie reviewed the June 2026 financial and confirmed that it, along with the final approved 2025 audit were uploaded to the HOA website and urged everyone to review these documents each month as the financials are uploaded every month so that they fully understand activities and status of the financials.

Tricie confirmed that the 2027 Operating budget process would be starting Mid-August.

Old Business

Tricie again reminded everyone of the homeowner areas of lifted concrete and confirmed that the 2026 township project has been completed so any area not taken care of must be safeguarded by the homeowner. Further, Tricie confirmed that there is a section of common area concrete that also needs to be replaced that she is out to bid on.

Tricie confirmed that management is at the community every week for inspections and continues to urge homeowners to come out and look at their own house that the focal point to the inspections is the overall conditions of the property with exterior storage, landscaping, power washing and maintenance.

Tricie discussed the increase in the grounds line item of the budget from people not securing their recycling which is blowing into the basins and clogging them and with the heavy rain and storms over recent months the clogged basin grates are causing the water to back up. The recycling must be secured, and people are urged to pay attention to the weather forecast.

Tricie discussed the change in the pool management company this year and confirmed that although there have been “growing pains” overall they’ve been OK.

New Business

Tricie confirmed that the task for 2026 under the reserve study is the paving of parking area at the clubhouse which she is out to bid for now to be done in the fall.

Tricie discussed the current Bamboo Invasion behind 15 Port Mercer and confirmed that the costs for full removal of the area, which is in the open space directly behind this address, is cost prohibitive. Therefore, for now, Green Leaf will be cutting the areas way back away from this address to prevent encroachment. However, Tricie will investigate other vendors' costs or options.

Homeowners in attendance:

Bharat Sharma, 14 Canoe Road

Yi Chen, 62 Canal View Drive

Stan Karuzis, Board member

Cindy Mah, Board member

Manish Sharma, Board member

Homeowner Q&A:

Yi asked whose responsibility it was for the trees that are between the sidewalk and curb, Tricie confirmed it was the townships tree but confirmed that if the tree is alive, they won't remove it and the majority of the homeowners that need to replace sections of concrete adjacent to those trees are cutting the roots themselves and not reaching out to the township.

Therefore, having no further business to conduct, Stan motioned to adjourn the meeting at 7:21pm, Cindy 2nd.