



**Yorkshire Village Master Association
Annual Meeting and Election
Thursday, August 19, 2021 Open Session
6:30pm Open Session Minutes**

This meeting will be held via Zoom video tele-conference

Call to Order

Stan called the meeting to order at 6:34pm.

Approval of Minutes

Minutes of the April 22, 2021 Sessions were officially approved.

Election Process

Tricie thanked everyone that had returned their ballot and asked if anyone present wanted to step in as a write in candidate. With no one interested, Tricie confirmed Stan Karuzis, incumbent for another term and Brian Seidenfrau newly elected to the board and confirmed both are a two- year term. Tricie adjourned the Annual Election process at 6:44pm.

Old Business

Discussion on the homeowner areas of lifted concrete, Tricie advised that the township was putting together another listing of homeowners for a second round of replacements that the township would do and bill the homeowners and suggested that the owners think that through before moving forward as the areas that have previously been done are failing again since the tree roots were not removed. Cindy confirmed that the cost is \$25 per yard but confirmed that homeowners needed to pay attention to the paperwork to make sure the costs are accurate. Tricie confirmed that there are multiple areas of common sidewalk that she will be doing that are by the clubhouse.

Tricie discussed the issue with conditions of some of the houses as it pertains to power washing and storage of certain items outside the garage. Tricie asked that people simply come out and look at the conditions and confirmed that unkept property affects resale value within the Association.

New Business

Tricie confirmed that the old tot lot on the Port Mercer Roadside was removed a few months ago due to the conditions and confirmed that the Board had selected a new mechanism to replace it. Additionally, she confirmed that the Board also selected several items that will replace the rocking horse type toys in the area behind the clubhouse that are focused on fitness and confirmed that they're driven more toward adult usage. Tricie confirmed that the swings in the clubhouse lot will remain. The status of delivery is presently October 25th.

Tricie confirmed that new tennis court nets were purchased. Two new nets were installed and two more purchased for stock and housed at the clubhouse.

Tricie confirmed that three new benches for the tennis courts were purchased and installed due to the prior benches being a bit too short. Tricie confirmed that the old benches ultimately fell apart when the bolts were removed so they were not salvageable.

Tricie discussed the prior issue with the homeless man taking up residency at the front door of the clubhouse. She confirmed that he had left his cart with all his personal effects in the front of the building and left to go somewhere and was struck and killed by a vehicle. Tricie confirmed she did clean up the area and did bring his personal items which included photos onto the pool deck area and have them safeguarded and out of eyesight for his family to pick up.

Financial

Tricie discussed the July 31, 2021 financials and confirmed that the full budget for the 2021 pool season was moved into its own segregated bank account labelled "pool operations" and confirmed that the Board will evaluate it in the spring on whether to do any upgrades to the pool area or put it into the reserve account.

Homeowners in Attendance:

Navin Goyal 83 Canal View
Jayshree Kaywachwala 9 Port Mercer
Amanda Schofield 4 Marchesi
Michell Monte 87 Canal View
Steve Bassett 87 Canal View
Scott Harris 126 Canal View
Dipak Sitapara 114 Canal View
Shobhit Deep 2 Flanigan
Suhaani????
Stan Karuzis, Board member
Manish Sharma, Board member
Cindy May, Board member
Brian Seidenfrau, Board member

Homeowner Q&A:

Amanda advised that the township had knocked on her door regarding being added to the sidewalk replacement list which she joined but now wants her name removed. She was directed back to the township. Further, she confirmed that her area is not experiencing issues because of tree roots. Rather she had been advised when she had the main line rupture a few years ago that she has a stream under that area.

Michelle discussed the ongoing and continued issues with people using her lawn as a dog walking area. She confirmed that she had put "private property" signs out which were ignored. Further, she discussed the area of sod that is between the sidewalk and curbing, indicating that many people may not know that they're responsible for that area and think it's common. Tricie confirmed that this topic has been communicated at an exhaustive level and reminded everyone, especially if they know the people who are allowing their dogs to go on the lawns to call the health department to report them. Tricie confirmed that another homeowner had sent her a video from their doorbell and was very clearly able to identify his neighbor and the video was turned over to the township and the culprit was paid a visit.

Shobhit indicated that there were two dead trees on the corner area of Port Mercer and Flanigan that were reported to the township. Tricie will take photos and send again to the Director of Public Works.

Michelle discussed the low hanging branches along the sidewalks. Tricie confirmed that the public works department is very well aware of the conditions and will follow up again.

Michelle confirmed that even though Tricie continually sends emails to the HOA that people continue to park their cars over the driveway apron blocking the sidewalks which then forces people to walk in the street.

Tricie updated everyone that she had called the engineering department at the township of Lawrence as it pertained to the HOA constructing a basketball court in the common area space adjacent to the tot lot on Port Mercer Road and was advised the HOA would not be able to do so due to the size and percentage of non-permeable land it would create which would result in drainage issues for the surrounding houses.

Further discussion on that area, Jayshree asked if it was possible to add more of the fitness type items to that area since there are more teenagers and adults which would help. Tricie agreed and said it was absolutely a viable option and these items would be sent to the Board for identification.

Amanda asked what happened to the two wicker chairs that had been at the clubhouse area for months. Tricie confirmed that they had been put there by the homeless individual and were now inside the meeting room in the clubhouse. Amanda asked if the HOA could actually install a bench in the area where they had been because she had seen a lot of homeowners using them, Tricie to look at options for the area for Board selection.

Group discussion on how violations that are on a homeowner's property can be enforced more strongly. Amanda continued the conversation that she felt that the HOA should address these violations that are of a risk and then bill the homeowner. Tricie again confirmed that the HOA cannot utilize operating funds on this because then it's affecting the budget and the HOA would not get the money back until they sold their home. Tricie asked how the other Board

members felt about that action, Stan agreed that the HOA absolutely cannot proceed with corrective action using Association funds, Manish confirmed he was very much against the Association attempting to do anything to someone's private property. Tricie discussed a Rule that is in place at another HOA managed by TMK that passed an Amendment a long time ago where the homeowner must submit a copy of their homeowners insurance policy to management every year at renewal and any violation of risk, ie: lifting concrete, that a homeowner may be ignoring is then reported to the insurance agency as a risk and they then take over the enforcement of that violation until the homeowner brings the areas to compliance. Tricie confirmed that an Amendment must go out to the entire Association to vote on and 51% of the members must vote in favor. Group discussion with the homeowner's present reflected a very favorable input on this process. Tricie suggested that if the board approves for management to proceed with the overall process that prior to the information going out with the ballot that a Special Meeting on this matter be held to educate the homeowners on why we are attempting it and allow them the opportunity to ask questions. Jayshree thanked Tricie for everything that she does for the Association and confirmed that she knows that Tricie goes above and beyond what her responsibility calls for. Tricie thanked her and appreciated the kudos.

Tricie discussed her site inspection from the prior week and confirmed that a fox had come out of the storm drain next to the driveway of the farmers house on Canal View and used one of the trees there to go to the bathroom and then went back into the drain, just to alert everyone. Group discussion that there is a lot of fox and deer activity within the HOA.

Therefore, having no additional business to conduct, Stan motioned to adjourn at 7:50pm.