



Yorkshire Village Master Association

Thursday, January 26, 2023

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 7:04pm and roll call taken by all.

Approval of Minutes

Stan motioned to approve the October 27, 2022 Session minutes, Cindy 2nd, Brian 3rd.

Financial

Tricie reviewed the December financial and advised that the 2022 fiscal year end audit process was starting and confirmed that as soon as a draft is sent to the Board to review and approve and finalized the final document will be uploaded to the Associations website. She was hoping it would be done by the end of February. Further, Tricie reminded everyone in attendance that the coupons for 2023 went out in November and that as of this month the fee increased to \$50. Further, Tricie advised that if anyone that required the coupon did not receive it they needed to email her for them to be emailed at this point.

Old Business

Pool Season:

Tricie confirmed that the interested vendors have already submitted their proposals for the upcoming pool season which were sent to the Board, but discussed that there were volunteer homeowners that would assist with reviewing all the data initially and come back to the Board with any questions they may have. Cindy advised that there were currently 4 volunteers who would be receiving the data and advised that if there were any other owner interested in serving on the committee to let her know.

Homeowner Areas of Lifted Concrete:

Tricie discussed the status of homeowner repairs and indicated that while the HOA is in a better place that the challenge is that many of the owners that had already done repairs did nothing about the actual tree roots that were causing the lifting and the root continues to grow which is now causing the new slabs to begin to lift. Tricie reminded all that the township will be handling this process again in 2023 that if they preferred the township to do it for them they must submit the application which is on the website, but include management in the email.

Weekly Inspection Reminders: *Come out and look at your own house and property:*

Tricie advised that regardless of the fact that it's winter, management continues to conduct weekly inspections and while the landscaping and power washing are not necessarily the focal points, the overall exterior appearance of the property is and reminded everyone to please not use the exterior of the property as a storage facility as it affects resale value within the entire HOA.

Tennis Courts:

Tricie reminded everyone that she had gone out to bid last year and was not successful with interested vendors so she did go back out to bid again this year and has multiple interested vendors for the repairs and resurfacing which have been forwarded to the Board. Further, Tricie confirmed that there was one more vendor added to the list and that estimate was pending.

New Business

Tricie discussed the pending tree inspections for the preventative maintenance to HOA trees budgeted this year but reminded everyone that we are only in the first month of the new year and the project needs to be planned accordingly so that funds are available for proceed. Tricie expected to be able to meet with interested vendors by April or May and will forward estimates to the Board and would be relying in their expertise. Further, Tricie advised that the project does not necessarily have trees being completely removed, rather they need to be safeguarded and cut down to a safer

level so as not to fall onto a house. Tricie confirmed that the trees in question are the dead Ash trees which were affected by the Ash Borer Beetle several years ago with infestation in the State of NJ and now those trees are dead.

Homeowners in Attendance:

Raj Sinkar, 1 Richards Road
Jayshree Kaywachwala, 9 Port Mercer Road
Scott Harris, 126 Canal View Drive
Yi Chen, 62 Canal View Drive
Velan Krishnan, 9 Canal View Drive
Bharat Sharma, 14 Canoe Road
Amanda Schofield, 4 Marchesi Drive
Dipak Sitapara, 114 Canal View Drive
Buddi Kanthamneni, 21 Yorkshire Village Road
Shu-Jean Chuang, 20 Yorkshire Village Road
Zhuangjian Wei, 5 Nash Court
Subhra Chakraborty, 6 Vaccaro Road
Stan Karuzis, Board member
Cindy Mah, Board member
Brian Seidenfrau, Board member
Manish Sharma, Board member
Shobhit Deep, Board member

Homeowner Q&A:

Subhra asked about the responsibility of the curb line trees, Tricie advised they are the responsibility of the township and that issues should be reported to Public Works. He discussed that they are rather low and when walking or riding bikes folks have to duck. Tricie advised she will also email Greg Whitehead about it.

Jayshree discussed streetlights that may be out that homeowners can report them directly to PSE&G. Tricie confirmed that they should obtain the light pole number for reporting.

Bharat asked what the scope of work was and if the tree project already has proposals and if the homeowners can see them. Tricie again confirmed that we are just in the first month of the new year and this large scale project needs to have the budget funds to proceed so it will not go out to bid for a bit but once estimates are collected the Board can solicit a committee again, similar to the pool committee, to assist the Board. Further, Tricie again discussed that the project would not necessarily full cut down the dead Ash trees, rather they'd be safeguarded and brought to a safe level from falling.

Cindy discussed the present issue with mail delivery, confirming that the regular mail delivery person is away right now and the sub is leaving the wrong mail in mailboxes. She suggested returning the mail as quickly as possible. Velan advised that the flag on the mailbox should be put up for them to take the mail back.

Therefore, having no additional business to conduct, Stan motioned to adjourn the meeting at 7:37pm, Cindy 2nd, Brian 3rd.