Yorkshire HOA Board Meeting Agenda

Monday, August 3, 2026 - 6:30pm

Good Shepherd Church, 13110 Moss Rd., Charlotte, NC 28273 Room 304

1. Call to Order -6:41

Present: Nicole Teague
Steven Rainey
Kacie Oberlin-Carlisle
Jeffrey Neumann
Adam Franklin
Absent: Michael Dibono
Pricilla Opper

2. Executive Session



- Exit Executive Session

3. Approval of Financials

- Discussion:
  - All 2026 reserves/budget are spoken for
  - Recommend pausing monthly transfers of money from operating to reserve account and keep money in the operating account/budget
  - Reserve account 4% percent interest
  - 1% money market account
- Motion (Neumann): Pause transfer of funds to reserve account until the end of 2026 budget year. (and) Moving the amount transferred from January- July 2026 from reserve account back into the operating budget account.
  - 2nd by Teague
- Board approved motion

4. Approval of Board Meeting Minutes

- Approval of Board Meeting Minutes
- Board approve minutes from May 19, 206 meeting minutes

- Stephanie: Please confirm if there are two sets of minutes for approval and provide the dates/documents. - Kacie will work to re-do June meeting minutes.

5. Business & New Business

- Information Technology
    - Server Migration Update - Will work toward moving website towards more secure site. May take up to 7 days to migrate.
    - Documents can also be found on AMS portal to view documents, ARC request, etc
- Grounds & Landscaping (BrightView)
    - Mulch replacement at playground – $3,090.00 - Board voted not to move forward with paying to re-mulch playground. Will continue to assess if mulch is needed in certain areas.
    - Sand replacement for volleyball court – $1,551.37 - board voted not to replace sand on volleyball court at this time due to limited use, will continue to assess for future needs next year
    - Pool entrance flower beds – Wet Rot concerns - follow up with vendor regarding dead flowers and if they will replace.
    - Freshwell entrance – Dead tree (quote needed) - waiting to hear back from Brightview regarding quotes on this and additional tree concerns. AMS will reach out to additional companies for quotes
    - Bush trimming at neighborhood entrances - requested Brightview attend to these
    - Bench repairs throughout the community - tabled for better weather
    - Bridge repair and maintenance update - tabled for better weather
- Covenant & Property Compliance



- Neighborhood Compliance
    - Neighborhood drive-through - board members would like to do ride along with AMS to get better understanding of what is being assessed. AMS will send monthly reports of drive throughs and citations to board
    - Citation updates - Board requested updates from AMS on citations and fines. Can not fine residents until they come to a hearing in front of the board. Each notice gives resident 10 days to remedy the situation. Board will follow up with citation

letter to determine if resident has complied with request or if AMS needs to send 2nd citation.
    - General observations -
        - Recently a lot of yards needs tended to
        - Trailers not in proper area of property
        - Signage
    - Schedule next community drive-through - will touch base with AMS regarding next drive-through and possible ride-alongs

- Security
    - Police Contract Update - board discussed and agreed to discontinue security contract (if allowed by contract) with CMPD to save funds, understanding that residents can call 911/311 if concerns or problems arise which will save the HOA $25,000 per year
    - 'AMS will look at contract to determine if contact can be adjusted/modified to reduce hours or pause hours for the time being.
    - Board voted to pause police contract until November if able based on agreement in place

- Treasurer's Report

    - Financial update - board discussed financial's during approval of financial records
    - Budget overview (if applicable)

        - Multiple pest control contracts: Apex and Blue Diamond. Will follow up to see if there is overlap and one company can service our needs.

6. Open Discussion / Additional Business

Next Meeting: August 18th, 2026

7. Adjournment - 8:23 pm

Table for later discussion:

- Look at moving over payment of insurance claims back to operating
- What do our reserves plan for/represent? What can happen? Possible reserve study. ($1200-1500)
- Better understanding of interest rates on reserve and money market accounts. Look at moving funds to higher interest bearing account
- Continue to discuss data website management and fees/cost and how to move forward with website
- Stephanie - Check on worker's comp/volunteer insurance coverage
- Fall Festival (Aug agenda)
- Fall Garage Sale (Aug agenda)