

Yorkshire Homeowners Association
Board of Directors Meeting
Tuesday, June 16, 2026 - 6:30pm
Good Shepherd Church, 13110 Moss Rd., Charlotte, NC 28273 Room 304

MEETING AGENDA

I. Call to Order

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

II. Approval of Board Minutes - Board approved minutes from April's board meeting

III. Financial

Financial record keeping

- a. Invoices- reviewed invoices from Brightview tree project
- b. Quotes - board discussed and agreed that major projects should get 3 quotes for board to review - if able. AMS will get quotes for board to review
- c. Work orders- board agreed work orders should be itemized
- d. Visa gift card - board discussed options for a pre-loaded card to purchase materials for repairs and other small expenses. After discussion, board agreed to keep the same procedure that individuals will submit receipts and be reimbursed by AMS through the HOA account
- e. Do people still mail checks? AMS indicated that residents do still pay dues and fees by mailing in checks, so this method of payment will continue to be accepted
- f. Late fees/Fobs - Residents with outstanding fees/dues will not have fob access to amenities.
- g. \$17k for tree trimming
What was done? - details regarding project is listed on invoice
Approximately when was the work performed? Work is still ongoing
Is all the work contracted complete? Nicole did reach out to Brightview to check status of completion.
Awaiting response.
Did anyone verify the work completed matched the work order? Jeff plans to reach out to Brightview to verify which work was completed to ensure it matched the invoice/quote.

IV. Business

- a. Ash tree removal continued - board agreed this would be a lower priority at this time due to funds
- b. Bridges/railing - board will assess bridges and railings to determine repairs needed
- c. Pool fob pick up - Residents may request fobs be mailed directly to them with a longer wait or pick up in person at the AMS office off Park Rd.
- d. [REDACTED] Board agreed that trees are on homeowners property. AMS will inform resident they are able to trim trees themselves

- e. Contract expertise - Board discussed we should all have good understanding of contracts to ensure compliance and be fiscally responsible
- f. Posting meeting minutes - AMS will obtain and post board minutes from previous 12 months as outlined in bylaws
- g. Canopies - due to lack of volunteers to assist with set up and take down of canopies, board agreed to pause using the canopies at food truck Friday events for 1 month to determine if there is a need.

V. Next Meeting – June 21, 206

VI. Meeting Adjourned