Yorkshire HOA Board Meeting Minutes

Date: August 18, 2026
Time: _6:35-_8:06_____
Location: __Good Shepherd Church_____

1. Call to Order

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

2. Executive Session

- Executive Session Discussion - [redacted]
- Exit Executive Session

3. Financials - Jeff Presenting (20 minutes)

- Brightview - Work matches invoices
- AMS will review invoices compared to board approval
- Board reviewed and discussed financial statements
- Cost of Website domain and website services were reviewed and discussed. Board will research options to reduce cost.
- Discussed banking/savings options with rates. Reviewed partnered banks that easily work with AMS management system. Board will be provided updated money market rates.
- Pavilion Rentals:
    - Multiple avenues to request facility rentals
    - Forms and process needs to be updated/consolidated
    - There is a more comprehensive form on the website, however it is not easily accessible and outdated
    - Will request website service update the link and forms

4. Approval of Last Two Meeting Minutes

- Approve minutes from the two most recent board meetings - Board approved Meeting Minutes from 8/3/26 Board Meeting

5. Business & New Business

- Information Technology - Server Migration Update - website server has been updated and should not have issues going forward

- Landscaping / Community Repairs
    - Bridges - repair and maintenance timing. Board will plan to schedule a weekend later in September to work on repairs. Tentatively scheduled for 9/19.
    - Benches - repairs throughout the community timing. Tentatively scheduled for 9/19
    - Mulch - playground replacement quote: $3,090.00. Board discussed various options of lower quotes, spreading mulch ourselves. Board agreed to push discussion until next year.
    - Sand - volleyball court replacement quote: $1,551.37/ push to next year
    - Board will assess contract with Brightview for next year at least 60 days prior to renewal
    - Bush trimming at neighborhood entrances - completed
    - Also planted additional flowers which look nice
    - Freshwell entrance tree removal – pending
    - Apex – Status update. Payments to Apex will be terminated after written notification due to current contract with Blue Diamond.
    - Board will assess current contract with Blue Diamond to determine what services and areas are covered in the current contract
- Covenant & Property Compliance



- Neighborhood Compliance
    - Delinquent dues approximately $9000. Board voted to start lien status with those delinquent in dues.
        - >$50 balance without payment in 120 days delinquent - board voted to turn these cases over to attorney for pre-Lien 2
    - Citation updates

    - General observations

- Community Events & Operations

    - Fall Festival - Oct 17th
    - Pool hours changing to school-year hours as of 8/25
    - Pavilion and pool rental review for August and September
    - Fall Yard Sale - 10/3, (rain date 10/10)

- Security

    - Police Contract Update - police services have been paused for the time being, saving the HOA $500/week. Board will discuss reinstating patrols near the holiday season.

6. Open Discussion / Additional Business

- Pool light at round about at pool is on private property and Duke will not connect unless authorized and paid the $683 dig/connection fee from a private contract company (Bloodhound) Board voted unanimously to approve charge.

7. Adjournment

Action Items

Item	Owner	Due Date