

Yorkshire HOA – Board Meeting Summary

Date: April 21, 2026

Time: 6:35–8:15 PM

Next Meeting: May 19, 2026

Attendance

Present:

- Patrick Burris
- Mike DiBono
- Diahann Gray
- Jimmy Obi
- Priscilla Opper
- Steve Rainey
- Nicole Teague
- Scott Woodward

1. Violations & Compliance

[REDACTED]

Owner is eager:

- To comply with board and neighbor requests:
- Improve his property's appearance
- Eliminate runoff onto the adjoining neighbor's property

Board will minimize fines:

- Reinspect the backyard and assess applicable fines
- Based upon cleanup compliance and property improvement observations
- Removal of identified cars, and specified items
- Proper gravel modifications, eliminating runoff onto the adjoining neighbor's property

[REDACTED]

Owner:

- Complies with violation letters, eliminating **overgrowth**, but regresses, requiring additional violation letters

Board:

- Require a **June** hearing after new board member appointments
- Assess applicable fines but no subsequent hearings

[REDACTED]

Board Hearing:

- Provided tenant with **photographic** and **video** evidence of their son operating a vehicle on neighborhood property and playground areas, and performing wheelies on Freshwell and Stephendale, subsequent to an April 14, 2026, CMPD traffic stop.
- Reported significant defiance and opposition, the son refusing to listen to CMPD and residents, instructing him to comply with safety regulations, etc.
- Provided tenant with prescribed helmet, tags, stop sign, and traffic flow regulations, emphasizing **safety** concerns, particularly after dark
- Reported assessment of fines - **\$100.00** per occurrence – a **rental** company responsibility
- Instructed property management representative to restrict future rental hearing appearances to rental company representatives

Tenant:

- Vehemently denied photographic and video evidence of son operating a vehicle on neighborhood property and playground areas, and performing wheelies on Freshwell and Stephendale, subsequent to an April 14, 2026, CMPD traffic stop.
- Disputed photos and videos of son driving on neighborhood properties and playground surfaces and exhibiting willies in the middle of Freshwell and Stephendale
- Disregarded board safety concerns and prescribed helmet, tags, stop sign, and traffic flow regulations safety information regarding the referenced April 14, 2026, **CMPD** traffic stop, notified that her rental company will receive \$100.00 fines per occurrence

Owner

- Complies with violation letters, particularly eliminating overgrowth, but regresses, requiring additional violation letters

Board will:

- Require a June hearing after new board member appointments
- Assess applicable fines but no subsequent hearings

2. Delinquent Accounts

- Foreclosure filings ensue **\$1,000** in delinquent assessments.

3. Minutes and Financials

- Financials reviewed and **approved**.

3. Business Items

Bright View

- Stephendale Entrance: **April**
 - Treats five **Cherry** trees

- Removes and replaces a diseased **Oak** tree with a **Crepe Myrtle**
- Trims and removes low overhanging **branches**, from the **entrance** to **Cartgate**
- Applies pine straw to designated areas
- Replaces and pays for the damaged light on the ground

4. New Light Pole and Surveillance Cameras

Club House parking circle:

- **Duke Power** to install a light pole, an after-hours gathering deterrent, **\$38.00** monthly
- Approved installation of **surveillance** cameras to capture **license** plate tags, **\$100.00**

4. Facilities

Pool Bathroom Renovations

- Vendor to:
- Paint office (\$3,700)
- Sand bathroom floors; install nonslip tiles; paint office (\$13,500), in conjunction with an insurance waiver
- Repair partitioned holes

Playground

- Pressure washing needed; **\$150 quote requested** (assigned to Steve Rainey).