

YORKSHIRE HOMEOWNERS' ASSOCIATION, INC
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Minutes of the Board of Directors Meeting

The Yorkshire Homeowners Association (YHOA) Board of Directors (BOD) met at 130 Yorkshire Drive at 2:00 pm, Sunday, Dec 8, 2013 and Sunday, Jan 5, 2014.

Board Members:

President Will Hummel - Present
Vice President Jesse (Jerry) Wellborn - Present
Treasurer Jerry Howell - Present
Secretary Nikki Drake - Absent
Member at large Mike Dallas – Present

Committees:

Landscape Committee Chair Cherri Spellmeyer (Jan 5 only)
Architectural Control Committee Chair Elect Julie Hummel

Others

Mary Ann Dallas
Marguerite Brown
Bruce Ullman

Will called the meeting to order and the minutes of the last BOD meeting were read and approved.

Old Business

Jerry Howell distributed copies of the 2013 budget. After discussions at both the December 8 and January 5 meetings, as discussed below, the 2014 proposed budget will be \$7,000 resulting in a 2014 ending reserve of \$5,785. This is \$785 above the minimum \$5,000 that the board desires to maintain.

The Board discussed landscaping costs: past, present, and future. Mary Ann reported that, if common areas (including the strip on Yorkshire Drive that belongs to Walsingham) are to be maintained as they have been in the past, many plants would have to be replaced as they are diseased (e.g. photinia).

There was consensus that current revenues could not cover the Landscape Committee's request, including removal and replacement of plantings and a spraying program. As there is still some degree of bitterness among the membership about how the 2007 special assessment for landscaping was handled, and that addressing these costs would require another assessment or a dues increase, the BOD recognized the importance of transparency and full disclosure of details before a long term decision is made. The expenses beyond annual maintenance, recommended by the Landscape Committee are:

- 1) removal and replacement of remaining crepe myrtle trees on entrance island,
- 2) removal of juniper bushes at entrance and replacement with proper landscaping,
- 3) removal of injured maple tree,
- 4) removal of diseased photinia (red tips) and replacement with hardy evergreen bushes.

New Business

BOD approved Julie Hummel to chair the ACC

The BOD discussed a variety of proposals to put before the membership prior to the annual meeting from raising the funds for the renovation outlined by the Landscape Committee by special assessment(s); or an increase in dues; or increasing annual dues by 40% to both cover all landscaping costs requested and eliminate the need for "self help" maintenance; to reducing the responsibilities of the Landscape Committee for keeping up the Walsingham property to the absolute minimum and thereby avoiding an increase of any kind.

The discussion continued at the Jan 5th meeting, and there was general agreement that the projects identified and deferred last year by the Landscape Committee, should be addressed in their proposed 2014 budget as much as possible from projected revenues from the current level of dues. However, only one of the Committee's projects, replacing crepe myrtles, could be fully funded this way. If the membership decided that all the Landscape Committee's projects should be supported, even a modest dues increase would take several years to cover them. Mike then suggested the alternative of a \$200 special assessment spread equally over two years.

Finally, the Board adopted Julie's suggestion that the BOD propose a \$25 increase in dues to be voted on at the annual meeting and, at the same time, use the amount of the 2014 reserve above the required \$5000 to increase the LC's budget so as to cover the crape myrtle project. That way, even if the dues increase was not approved, the most pressing landscaping need would still be addressed.

The board approved the following proposals to be voted on at the annual meeting:

1. Election of officers – two positions
2. Approval of the 2014 Budget as submitted
3. Increase of the annual dues to \$150 to cover anticipated increased landscaping expenses and to mitigate "self help" maintenance.

The new date for the annual meeting was set for Sunday, Jan 26, 2014 at 2:00pm in the Walsingham Upper School Library. The agenda is attached to these minutes.

Marguerite Brown asked the BOD for guidance in addressing two issues on Whitby Ct. One is the large number of vehicles being parked on the street near the intersection with Yorkshire Dr. The vehicles, which are parked there for extended periods, can obstruct the view of drivers exiting Whitby onto Yorkshire. She also asked if anything could be done about debris on vacant lots that is unsightly and visible from the street.

The BOD requested Marguerite talk to the homeowners involved while the BOD will check to see if the City had any ordinances that address these issues. Further, Marguerite was placed on the agenda of the annual meeting to solicit other ideas from the membership.

A couple of the BOD members mentioned the sad condition of the house that has been for sale for some time at 126 Yorkshire Drive. It will be discussed further at a subsequent BOD meeting.

The meeting was adjourned at 3:30 pm.

Bruce Ullman, Acting Secretary