

YORKSHIRE HOMEOWNERS' ASSOCIATION, INC
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www.yorkshirehomeowners.org

Minutes of the Board of Directors Meeting

The Yorkshire Homeowners Association (YHOA) Board of Directors (BOD) met at 130 Yorkshire Drive at 3:00 pm, Sunday, Jan 11, 2015.

Board Members:

President Will Hummel - Present
Vice President Jerry Wellborn - Present
Treasurer Jerry Howell - Present
Secretary Bruce Ullman - Present
Member at large Mike Dallas – Present

Committees:

Landscape Committee Chair Mary Ann Dallas - Present
Architectural Control Committee Chair Julie Hummel - Present

Others:

Bill Bryant
Martha Jean Howell
Ed Brandt

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

Bill Bryant addressed the BOD at the beginning of the meeting about a “comment, complaint, and suggestion.” He recounted some events to which he was a party that he felt should have been handled differently. Specifically, that Association members who have an issue with another member should either address them directly or raise the issue to the membership at large. Finally, he stated that it was his understanding that the current by-laws and restrictions of the Association applied only to new homeowners (ones who closed on their property after January 2014). Several members at the meeting disagreed with his interpretation and provided an explanation and clarification that the current bylaws apply to all homeowners.

Old Business

Jerry Howell distributed copies of the 2014 balance sheet and draft 2015 budget. He noted that some of the categories of expenditures for 2014 were asterisked as they included landscaping bills that were paid just after the new year though the work had been done in 2014. This left a reserve of \$6956.26; well over the minimum \$5,000 that the BOD desires to maintain. The 2014 report was approved by the BOD.

Jerry also announced that the Association has moved almost entirely to online banking with Towne Bank (rather than SunTrust) with a resulting savings in stamps.

Committee Reports

Julie reported that the Architectural Control Committee (ACC) experienced no activity during 2014. However, she raised some concern about the vacant house at 126 Yorkshire Dr which appears to be deteriorating. Mike Dallas suggested the BOD write again to the lot owner since neither the BOD nor the City can the authority to mandate improvements.

Mary Ann presented the Landscape Committee's 2014 expenditures and proposed 2015 budget which is to be integrated into the overall Association budget for 2015. She reminded the BOD that all 24 of the photinia bushes along the Walsingham fence are dead or diseased and the junipers at the entrance are also moribund. She strongly recommended they be removed as soon as possible in preparation for new plantings better suited to the common areas. After much discussion, Mary Ann crafted a motion she presented in New Business.

New Business

Mary Ann moved that the BOD allocate up to \$4500 of the reserve carried over to 2015 for the removal of the aforementioned plants and to study replacement alternatives during 2015. Although this would take the Reserve below the \$5000 goal, removing the diseased plants was deemed essential to the health of the surrounding plantings as the disease is spread by airborne spores. The motion was seconded and carried without dissent, and the Treasurer was directed to amend the 2015 budget to reflect this expenditure.

Since there was now a need to begin rebuilding the Reserve and to address expected shortfalls in the landscape budget once a replacement plan for the Walsingham common area is presented, the BOD unanimously approved a motion to raise the annual dues by the 10% allowable under their authority.

The BOD approved a slate of volunteers for next year's Board as the President, Vice President, and Treasurer had all reached the end of their two-year terms. This slate (and any write-in candidates) will be voted upon at the Annual Meeting to be held at the Walnut Hills Baptist Church on Jamestown Rd at 3:00 pm, Sunday, January 25, 2015. The agenda is attached to these minutes.

Candidate Slate: President – Ed Brandt
Vice President – Bob Fox
Treasurer – Jerry Howell (second term)

The meeting was adjourned at 4:30 pm.

Bruce Ullman, Secretary