

York Place

Board Meeting
March 16, 2023 – 8:00 pm
Zoom Call

AGENDA

1. Treasurer's Update

- DTE: \$119.95 for March
- Main Insurance policy RENEWED: \$1,341.00 (paid in full)
 - Received discount to pay In full
- Plowing: No bill yet for March
- Audit: Reached out; waiting to hear back. (Personally, scheduling conflicts for all of March)
- Dues: Mailed
 - Printed at home; UPS cost was about \$20 more than current board supplies on hand
 - Purchased Stamps: \$75.60
 - 33 out of 106 received as of 3/16/23
 - April 11th; website PayPal charge will be updated
 - \$338 (late fee + paypal fee)
- Budget Concerns (See Attachment)
 - Current budget as is will not cover our current budgeted yearly expenses when we occur additional charges
 - i.e. lawyer, light maintenance, algae treatments for ponds
 - Future consideration of raising dues will need to be taken seriously – [Ann and Erica to review Budget Health \(Maybe go \\$50 increase each of the next 4 years\)](#)

Violations – [Nicely done Erica!!!](#)

- Letters Mailed February 27th
 - 442 Sydney CT
 - Juniper
 - 8791 Melbourne Dr
 - Play structure

Mulch

- 68 Yards ordered previously
 - Did not include Pines East of Melbourne - Will need to include
- [Determine vendors to quote - Aaron's, K & B \(old nature's garden\), KBK, A&H, Boswell, Kevin's – Mike Berry / Mike Wright](#)

Curb Repair – [1 or 2 Spots to address - George](#)

Plowing Complaint – [Neighbor Complaint - Let's remind Boswell to go in opposite direction in Cul-de-sacs](#)

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- Directional plowing (363 Sydney Ct - Complaint - Cul-de-sac)
 - How will that work for homeowners on straight parts of the road? Or just Cul-de-sacs?

Garden Beds – [Add to modification form. Leverage the aesthetics in by-laws if necessary.](#)

- Landscaping is a part of board approval in by-laws. Shouldn't homeowners be submitting mod forms for this?

Solar Panels - [Add to modification form. Leverage the aesthetics in by-laws if necessary.](#)

- Need mod form to add.

Light maintenance – [The east side of Melbourne entrance breaker panel is a mess. Mike B to investigate.](#)

- To consider for future; current budget wouldn't cover cost
- Previously ran around \$575 2x's/yr.

2. Received bill for Attorney - \$500 with no details

[Was updated Lien even filed? Mike B. going to ask for detailed bill. Might have to dispute since it was only 1 email and ½ hour worth of paperwork to review.](#)

[Mike B. suggests we wait for the April 10 date to pass before assessing the lien.](#)

[Mike B. to update the minutes and send to George with individual names removed or blacked out.](#)

3. New Business – All

- [Research Budget Health & Provide Recommendation – Erica / Ann](#)
- [Social Committee volunteer TBD.](#)
- [Target next Board Meeting Thursday, April 27 – 8:00 pm Zoom](#)