

YORKSHIRE HOMEOWNERS' ASSOCIATION, INC
PO BOX 1736
WILLIAMSBURG, VA 23187
www.yorkshirehomeowners.org

Minutes of the Board of Directors Meeting

The Yorkshire Homeowners Association (YHOA) Board of Directors (BOD) met at 1102 Helmsley Rd at 7:00 pm, Thursday, Jan 7, 2016.

Board Members:

President Ed Brandt - Present
Vice President Bob Fox - Present
Treasurer Jerry Howell - Present
Secretary Bruce Ullman - Present
Member at large Mike Dallas – Absent

Others Present:

Bill Pearson, ACC Chair
Mary Ann Dallas, LCC Chair

Ed called the meeting to order and noted that, though Mike Dallas was ill, he had asked Ed to vote in his stead on the issue of raising the annual assessment.

Jerry Howell distributed copies of the 2015 balance sheet and draft 2016 budget. He noted that the budget included a 10% increase in the assessment to \$165 since, without the increase, the Association's reserve would drop below \$1000. This was the result of the unbudgeted expenditure to pay the attorney who helped update the YHOA Restrictions that were approved this past summer. The budget also allocates \$4500 for the LCC, mostly for maintenance. Mary Ann is collecting estimates for other work and will prioritize the projects in order to see what can be done within that allocation.

Ed then called the question on the 10% increase to the annual assessment that the BOD has the authority to levy under the By-Laws. Bruce argued against the increase as it would be the third in as many years and was necessitated by an unbudgeted expenditure not previously approved by the Membership at large. However, Ed and Jerry argued that the changes to the Restrictions were such that legal assistance was critical to minimize the possibility of the Association being sued in the future. In addition, the legal fees were paid from the reserve and did not affect any other obligations. Consequently, the 10% increase was approved four to one—Ed, Jerry, Bob, and Ed representing Mike voting yes, and Bruce voting no.

The documents that will announce the next annual meeting, scheduled for Feb 14, 2016, were approved. Bruce will send them out to the Membership on or about Feb 1, 2016.

Bill asked to be added to the agenda of the annual meeting to discuss his role as the Association's Emergency Management Representative. The BOD approved his request.

Ed noted that only one member' term on the BOD is ending. Therefore Bruce must either be re-elected for a second term or replaced. Bruce agreed to run again as long as he only remains Secretary until the rest of the current BOD turns over in 2017. His candidacy (and any write-in candidates) will be voted upon at the annual meeting.

The meeting was adjourned at 8:20 pm.

Bruce Ullman
Secretary