

## **Meeting Minutes for York Farms Board Meeting on May 9, 2024.**

Start Time: 7:30 pm      Ending time: 8:55 pm

Board Members: Mary Ann Alexander, Sidney Lewsinson, Stacey Roberts, Khimula Taylor, Andrea Thomas, Beverly Wallace, Ronnie Williams

- I. Call Meeting to Order.**
- II. Reading of the Minutes from 4/4/2024: Ronnie
- III. Presentation of Financial Matters: Khim:**
  - A. Banking updates: balances, debits, deposits were given.
  - B. Movement on Snow Application: Khim will complete the snow reimbursement application before June 1.
  - C. Other financial matters:
    1. Khim presented documentation for the payment made to NR regarding liens placed on four properties for non-payment.
    2. Khim will compensate the accountant for tax preparations.
- IV. Requested Estimates for Mowing Ponds: Andrea**
  - A. Forever Green Landscaping: Will email the proposal this week.
  - B. Competitive Edge Landscaping: **Did not respond to request for estimate.**
  - C. Cutting Edge Landscaping: **Did not respond to request for estimate.**
- V. Homes for Sale and Fees Owed by Homeowners: Andrea & Stacey**
  - A. The status of homes placed on the market will be monitored carefully to ensure York Farms receives funds due to the community.
  - B. Andrea will give all related files to Stacey for follow up.
  - C. Any outstanding fees that may exist will be researched and posted to the accounts; all the necessary parties will be contacted.
- VI. NR's Responses to Our Emails: Andrea**
  - A. Our Request for a Contract to Manage Violations:
    1. NR replied that they are finalizing a contract for York Farms.
  - B. Status of the Major Delinquencies with NR's Lawyer:
    1. NR replied that their lawyer canceled meetings in March and April of 2024. Another meeting was rescheduled for May 13, 2024.

2. Andrea will ask NR for a course of action regarding cancellations from their lawyer.

**VII. Violations: Andrea & Beverly**

- A. Mailbox was repaired at home #1.
- B. Home #2 did not respond to the violation letter.
- C. Any changes to property #2: Property remains in violation; the property's grass, shrub, & mailbox are in violations.
- D. Home #3 removed the fence gate that is in violation; placed the two sections of gate beside fence. Fence does not have a mandated gate in place...still in violation.
- E. A board member reported uncut grass and untrimmed shrubs at properties #4 and #5. It was noted that the lawn situation may be caused by a lack of opportunity to mow due to the rainy days. A board member will monitor the situation.

**VIII. Complaints by Neighbors: Andrea**

- A. Andrea tried to obtain additional clarification on the issue from the concerned neighbor, but none was given. The Board agreed that the matter was a non-emergency police matter which was already noted to the neighbor.
- B. Another concern was plantings near utility box.
  1. Ronnie and Stacey will discuss matters with neighbors about plantings.

**IX. Spring Flyer Review: Andrea, Mary Ann, Beverly**

- A. Additional information to be placed on Flyer regarding Yard Sale:
  1. Yard Sale will take place in September after the Labor Day holiday.
  2. The Board reviewed and approved Spring Flyer.
- B. Suggestions, Comments, Questions:

**X. The Hot Dogs and Soft Beverage Event: Board Members**

- A. The event is for children and adults:
  1. Hots dogs, chips, and a drink will be served to both children and adults.
  2. The Board will make purchases from the donations of Board members.
  3. Addendum: **Event will take place June 1, 2024, from 12 pm to 2 pm at the back or wet pond.**

**XI. Community Meeting: Board Members**

- A. When: Week after Labor Day
- B. Where: Bear Library
- C. More information will be forthcoming.

**XII. No Response from federal office holders Regarding Grants: Andrea**

- 1. Several times, Andrea requested and was assured guidance from the offices regarding sources of federal grants which the board could apply for, but no information was forwarded to the Board.

**XIII. Additional Information Regarding Insurance Rates: Sidney & Ronnie**

- A. Any updates: None were given.
- B. Khim to review renewal date for current insurance contract.

**XIV. Maintenance to the Front Common Area: Andrea**

- A. Mountain Top Landscaping was responsible for weeding, mulching, and plantings of vinca this spring.
  - 1. The Board is satisfied with the new plantings of forty-two vincas.
  - 2. The vendor called Khim to see if the board was satisfied.
- B. Other Concerns for Paul: None were given by the Board.
- C. Status of the Plans to Paint White Entrance Sign: Beverly
  - 1. Work will start when the weather stabilizes.

**XV. Any Other Concerns, Suggestions, Questions:**

- A. A situation at a home was reported to the Board. The Board discussed several ways to address the matter, which includes a further investigation into the matter.
- B. Mary Ann was thanked for contacting DelDot to replace the damaged stop sign across from the dry pond.

Meeting Adjourned: 8: 55 pm