

York Farms Maintenance Corporation

Board Meeting Minutes

I. Call to order

The meeting was called to order at approximately 10:00 AM on September 28, 2018 at the Bear Library. A brief moment of silence was held in memory of Tony Sellaro who passed away in August 2018. Mr. Sellaro was a longtime Resident who routinely attended board meetings and community meetings and was always available to volunteer when needed.

II. Roll call

The following persons were present: Valerie DeLisle, Andrea Thomas, Jay Acosta, Julie Gray and Paul Darring and Ron Albert from the ARC. Danielle Darring arrived shortly after the start of the meeting.

III. Open issues

- a) ARC Members were invited to attend to vote on their “Chair” position and review procedures with new Committee Members. Present for the vote were Paul Darring and Ron Albert. Jamie DeLisle was not present, but his vote for the “Chair” position was put forth by Valerie DeLisle. Paul Darring was voted in as “Chair” of the ARC. The Chairperson will be responsible for receiving approval requests from the Board, forwarding each request to the other ARC Members and obtaining their votes, submitting an approval or denial letter to the Board, and will correspond via email to the ARC members and the Board.
- b) Andrea Thomas provided an update on the sinkhole on Yorkshire Court. DelDot responded to our requests for action with an e-mail stating that the project would begin 2-3 weeks from 9/18/18. A flushing of the pipes to try and determine the cause has since been done. We are still awaiting a report from the DelDot inspector as to what they found and when the sinkhole will be repaired.
- c) Valerie DeLisle provided an update on the erosion around the rear, wet pond. Valerie advised a New Castle County inspector came to inspect the pond and noted the possible causes could entail an inlet pipe erosion at Hunter’s Run or the retention pond cannot handle the amount of water flow at present levels. In sum, either Hunter’s Run or New Castle County may bear the responsibility for the repair of the problem and most likely not our community.
- d) Andrea Thomas updated the Board on the repaving of Cornwell Drive and she advised the project has been fully funded by Senator Poore and Representative Longhurst. There will also be curbing added to the entrance of the community and extending to the bridge. The project will probably commence sometime in 2019.
- e) Andrea Thomas reported on the front entrance plantings and noted yellow daylilies were added to the entrance islands with contemplation of adding some additional colors and additional plants in the Spring.

- f) Julie Gray advised the board a change in banks was completed in the Spring. A checking account was opened with approximately \$17.5K to pay costs associated with the YFMC. Additionally an interest bearing account was also opened with \$10K and as of the date of our meeting the total interest earned was \$60.79.
- g) Valerie DeLisle reported the Reybold expense reimbursement for the rear, wet pond has had some complications this year. In the past Reybold has paid quickly but the spreadsheet/invoices were sent to them on 1/2/18 and we have received no response. The Board asked our Atty to send a demand letter and a check was received by the Atty in response. The Atty mailed this check to the YFMC in August but it is believed they mailed it to an incorrect address, and it was never received. The Atty is working to get a replacement check issued by Reybold.
- h) Valerie DeLisle informed the board we have received two monthly payments of \$50 each from the individual involved in the accident at the front entrance in 2017. The total award to the YFMC was approximately \$445 and it is expected the payments will continue until the award is paid off.
- i) Valerie DeLisle informed the board there are nine (9) homes remaining with one-two years dues that are outstanding, that legal action has not yet been taken against. Several notices have been sent to the homeowners advising them of the overdue balances. The board will move forward with legal action in 2019 if the balances continue to be overdue after our 2019 dues are billed. Andrea Thomas shed light on HUD services for homeowners facing foreclosure. Homeowners can look into this assistance through Interfaith Community Housing of Delaware, 613 N. Washington Street, Wilmington DE 19801, 302-652-3991.

New Business

- a) Danielle Darring inquired about mosquito spraying and the board will consider coordinating spraying in 2019.
- b) We have a couple of new Residents in our Community and the Welcoming Committee will be dropping off a card, small gift, and copies of our Governing Documents.
- c) Ron Albert advised the cell tower was disapproved, however, the parties wishing to place one in the area will appeal the decision.
- d) Danielle Darring advised that one of her contractors has offered to power wash the exterior of homes in York Farms for a special price per home if we can get more than 25 homes to take advantage of this deal. This offer will be conveyed to the Community in the upcoming newsletter with the relevant information and details.
- e) Andrea Thomas inquired as to the landscaper starting the grass cutting earlier in the upcoming year. Valerie DeLisle will sign the contract renewals for the landscaper and snow plowing and ask the landscaper to begin our lawn mowing earlier in 2019. If that results in more cuts needed that are contracted for, the Board will approve additional cuts if needed

J) The Board asked all non-Board Members to leave the room and discussed Executive Session items.

IV. Adjournment

The meeting was adjourned at 1:20PM

Minutes submitted by: Jay Acosta

Minutes approved by: Valerie DeLisle, Andrea Thomas, Julie Gray