

York Farms Annual Maintenance Corporation

Election and Budget Meeting

February 27, 2018

1. Call to order

Dawn Nichols called the meeting to order at 19:15 on February 27, 2018 at the Troop II meeting room.

II. Roll Call

The following Board members were present at the meeting and introduced themselves to the community- Dawn Nichols, Susan Bookout, Karin Bell, Bob Hunter, and Julie Gray. Board member Andrea Thomas was not present.

III. Community Member Introductions

Community members running for the board were given the opportunity to introduce themselves. Jay Acosta and Jim Hopper addressed the community and discussed why they were running for the board.

IV. Ballots

All ballots, election and budget, were given to residents Tony and Margaret Sellaro for tallying. Included were ballots that were received on 2/27/18.

V. Budget Review

Treasurer Susan Bookout reviewed the budget line by line and explained each section. Some residents in the community expressed concern that the snow removal and salting was not adequate. Dawn will discuss this with the vender and will ask for additional salting in areas around turns and the large hill. Susan shared that the community is now using a debit card pay for services which will decrease the cost of postage.

VI. Review of issues discussed throughout the year

a.) Dawn Nichols shared with community that new bylaws were passed and filed with the New Castle County. We are now in compliance. A copy can be found on the community website. Residents may request a paper copy if needed.

b.) Susan Bookout provided an update on back dues collections. The community is now filing against households with smaller balances without needing the services of the attorney. We are limited to 5 filings per year. We are working with the attorney for collection of larger and more difficult claims. Residents are now able to pay with a credit card. In addition, we filed our current franchise tax report. Back taxes from 2010 and 2015 were also filed.

c.) Dawn Nichols discussed our new organization methods. A new filing system will allow us to keep better records for future reference.

d.) Speeding in the development was discussed. The board has been working with Senator Nicole Poore to have a speed sign placed in the development. The cost of the sign \$5000 will be paid for by Senator Poore's office. Residents discussed concern that the sign may prompt an officer to be posted in the community. Residents would like to look into alternative signage prior to placing the electronic sign. If we agree to the sign, it will probably be available to us in early summer. Residents also discussed concerns of residents riding ATV in the community. Residents are encouraged to contact the police if they observe non-licensed vehicles in the community. Video/pictures are helpful in the police investigation.

e.) Litter in the community is a concern. Board members have picked up trash on several occasions. If this continues to be a problem, the board will ask the current landscaper to provide trash removal services. Residents were asked to all help pick up trash in the community.

f.) Dawn Nichols reviewed our current insurance policy to compare rates.

g.) Dawn Nichols shared that the ARC has written a charter to outline their approval process. The charter was reviewed and approved by the Board in December. Hard copies of the charter were made available at the meeting. The document may also be found on the community website. Community members were reminded by ARC chair Virgil Bell that residents need to submit for approval any exterior changes prior to beginning work for approval. Work that is meant to return to standard does not need to be submitted for approval. Specific examples such as a new roof and new driveways were discussed.

h.) Welcoming committee is comprised of Julie Gray and Andrea Thomas. New Residents on Kirkwood St. George's road reported that they would like a copy of the by-laws. Julie Gray will hand deliver a copy and officially welcome them into the community.

i.) Maintenance of common areas including pond and down trees was discussed by Dawn Nichols. We have renewed our contract with Forever Green. Going forward, Dawn has requested that all contracts be renewed annually after review. We will no longer have auto-renewal contracts. Some of the cost of the pond maintenance is covered by Hunter's Run. Down trees were removed free of charge by a community resident which saved the community a significant amount of money. A resident discussed concern that a manhole on the Hunter's Run side designed to drain the lower area of our community is not cleaned regularly. Dawn will report this. The fencing around the pond is still being vandalized.

k.) No parking signs that were taken down by cars are now replaced.

l.) In December, a truck damaged ground when attempting to part in wet ground. The owner of the truck has a landscaping company and has offered to repair the ground at his expense. Dawn will follow up with him to ensure this work is complete.

m.) No soliciting sign was placed in the front of the community. Residents report that the sign is small and not effective. It was explained that we can do nothing more to deter solicitors.

n.) The community was asked by Dawn Nichols if there was any interest in a community yard sale. Residents expressed interest and would like approximately one month notice to prepare.

o.) Residents expressed concern that the median in the front entrance that was damaged by motorist is not appealing. Susan Bookout was called as a witness. She explained that the motorist took a plea and admitted

guilt. He has no insurance and no license. The board will discuss options to make the median more aesthetic.

p.) A request for road repairs in our community was submitted to the offices of Senator Poore and Representative Longhurst. Repairs are done on roads that are most in need. If our community is deemed in need of repair, the cost will be split between the offices of Senator Poore and Representative Longhurst.

q.) Our contract with Solitude Lake Management has been renewed. Our previous contract was set up as an automatic renewal. The Board opted to cancel auto renewal and have new contracts signed annually. Solitude will complete the necessary paperwork to file with the county.

VII Community Member Concerns

Members of the community requested that the Board look into options to make the community entrance more inviting and more visible from the road. In addition, residents offered to look into mosquito control for the community. This would require permission from residents. Julie Gray reviewed updates from Senator Nicole Poore which included road construction and the proposed Wawa updates.

VIII Ballot Results

Dawn Nichols read the results of the election Ballots. There was a tie for the 7th member. If all of the members accept their position, Dawn will contact the Ombudsman to determine how to proceed with a tie-breaker.

After the results were read, a resident raised the concern that Board members had access to the original ballots, therefore could have continued to "campaign" and felt that it was unfair to count the additional ballots received at the rescheduled meeting. A second concern raised was that, because the ballots have differing dates (Jan 22nd or Feb 27) should they be allowed to count toward the same election? Dawn Nichols will discuss with Ombudsman to determine the validity of these ballots.

IX Adjournment

Dawn Nichols adjourned the meeting at 20:26

Minutes submitted by: Julie Gray

Minutes approved by: Dawn Nichols