

Meeting Minutes for York Farms Board Meeting on October 8, 2024

Start Time: 7:08 pm

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

- I. **Call Meeting to Order: Andrea**
- II. **Reading of the Minutes from September 5, 2024: Khim**
- III. **Presentation of Financial Matters: Khim**
 - A. Banking updates: balances, debits, deposits were presented.
 - B. NCC payments/disbursements were noted.
 - C. Community Insurance policy was renewed & filed.
- IV. **New Proposals from Forever Green for Mowing and Snow Removal: Andrea**
 - A. Khim reviewed FG's Proposals for 2025: cost of services have increased for 2025.
 - B. Should FG also mow both ponds: Andrea suggested to request a proposal from FG so that the number of vendors is reduced. Khim agreed to ask FG for a proposal to mow both ponds as well as mowing the other common areas and snow removal.
- V. **Credit Owed from Solitude for Work not Done in Ponds in Aug. 2024: Andrea**
 - A. Hunter Poland (district manager) agreed to provide a credit but has not done so.
 - B. Carolyn Stabley (billing officer) and Hunter will be emailed by Andrea again, about the credit that is overdue to York Farms.
- VI. **Payments for Contract Work in Ponds in Sept & August 2024: Andrea/Khim**
 - A. **CalProPests** (Bd. reviewed emailed invoice): **\$650 paid** for repairing rip rap in dry pond and filling an animal burrow in wet pond, as mandated by the county.

- B. **Split Rail Store** (Bd. reviewed emailed invoice): **\$1100.25 was paid** to repair the dry pond fencing that was leaning in several places. Several new posts and rails were installed.
- C. **Contract Proposal to replace fencing in wet pond: \$7,000. Information will be used for planning the 2025 budget.**

VII. Outstanding Payment from the Settlement Attorney for residence #1: Andrea

- A. Check payment was to be overnighted by attorney to NR. Afterwards, NR would send the check & their invoice to YF (reviewed NR's email).
- B. Check was not received by York Farms or NR.
- C. Neighborhood Resources will be asked, again, to intervene for a third time regarding non-payment by the settlement attorney for residence #1.

VIII. Review Recent Delinquency Spreadsheets from NCC: Khim/Andrea

- A. Updates: a few disbursements from county were received. Many accounts are still outstanding. Board will request a zoom meeting with Neighborhood Resources in October 2024 to be updated about the legal proceedings against delinquent residents.

IX. Recent Emails from NR Regarding Liens: Andrea

- A. Partial payments from two residences with liens were received by NR.
- B. Repayment to Board for upfront payments for legal filings (Bd. reviewed NR's email): Neighborhood Resources assured York Farms again that any upfront payments from YF will be reimbursed, once residents pay collection fees along with delinquencies.

X. Request for Meeting Date with NR: Andrea

- A. Board availability for zoom meeting with NR was given for October 15, 16, or 17 of 2024. Andrea will request a zoom meeting with NR for one of the dates.

- B. Topic to be discussed: Status of major delinquencies.
- C. Topic: After what amount of time, do delinquent residents contact either NCC, NR, or both?

XI. Revisit Suggestion to Increase HOA Dues for 2025: Board

- A. Increased costs from vendors for 2025 services were discussed for community insurance, and other vendors. There were some suggestions to increase HOA dues to \$175, other suggestions were to increase the dues to \$200.

XII. Contact the Gov't. Officials for Assistance with YF's Projects: Mary Ann, Ronnie:

- A. Any updates: Mary Ann and Ronnie were not able to contact government offices for assistance. Andrea suggested that they contact Senator Poore's office, first.

XIII. Response from the Kamela Smith Regarding YF Meeting on 11/6/24/: Stacey

- A. The husband of K. Smith replied to Stacey that they would accept the invitation to attend the meeting.

XIV. Reybold & Fencing on 100 side: Beverly

- A. Update on work on 100 side: The work is completed.
- B. Update on removal of weeds on wet pond section of fence: Matter will be monitored.

XV. Code Enforcement Action Against Residences #1 and #2: Andrea

- A. Code Enforcement made three visits for inspections at residence #1.
- B. Results from county inspections at residence #1: county may come forth with a hearing on matter.
- C. Code Enforcement made several inspections at residence #2.
- D. Results from county inspections at residence #2: County may close case with last visit.

XVI. Donation of “No Trespassing” Signs from Resident:

- A. Donation related to concerns about homelessness encampment: Board accepted donation from the resident.

XVII. Concerns regarding residences #3, #4, and #5: Andrea

- A. Mary Ann & Sidney volunteered to visit resident #3 regarding the number of video complaints that were emailed to the Board.
- B. Some board members believed that a complaint about a parked truck in a driveway was a non-issue but will monitor the matter.
- C. Complaint regarding uncollected trash cans belonging to residence #4 at curb: Andrea will visit the resident about the matter.
- D. Residence #5, constructing deck in progress without approval: Mary Ann will contact resident about the matter.

XVIII. State’s Mosquito Control Information: Andrea

- A. Suggestion to provide residents with information ahead of spring 2025:
- B. Board agreed that all residents should be notified of the state’s information in advance. Andrea will email information to Stacey for allocation via group email.

XIX. Preparation for YF Yard Sale on October 19, 2024: Beverly & Mary Ann

- A. Updates: Beverly & Mary Ann are working on the event.

XX. Reminder: Ronnie arranged for a Community Meeting arranged at Bear Library for Nov. 6th, from 7:15 to 8:45

XXI. Reminder: Preparations for Board Elections will be organized by Stacey and Khim.

XXII. Reminder: September’s Newsletter was emailed to Residents: Andrea & Stacey.

XXIII. Paul’s Work in Common Area: Andrea

- A. In advance of fence repairs, Paul removed the vegetation away from the dry pond fence.
- B. The front flower beds were weeded, and trash was removed from the flower beds and road.
- C. Suggestions: None were given.

XXIV. **Other Suggestions, Concerns, & Comments:**

- A. Another reminder was given to formally welcome the newest residents to York Farms.**

Adjournment: 8:25 pm