

Meeting Minutes for York Farms Board Meeting on June 12, 2025

Start Time: 7 pm

End Time: 8 pm

Board Members: Sidney Lewinson, Khimula Taylor, Andrea Thomas, Beverly Wallace, Ronnie Williams

- I. Moment of Silent Prayer or Silence: Andrea Thomas
- II. Call Meeting to Order: Andrea
- III. Reading of the Minutes from May 1, 2025: Ronnie
 - A. Beverly asked that today's meeting be recorded. Khim recorded meeting.
- IV. Presentation on Financial Matters: Khim
 - A. Banking Updates of balances, credits, and debits were given.
 - B. NCC disbursements were noted.
 - C. Other Financial Matters:
- V. NR's Email to the Board, Dated 6 11 25: Andrea
 - A. The Board must respond to NR's email before tomorrow, 6 13 25 due to NR attending a court hearing for a delinquent resident on the 13th. The Board sent an email to verify certain information needed for the hearing.
- VI. Estimate for Repair of Wet Pond Fence: Andrea/Khim
 - A. The original estimate was \$650.00 which included replacement of rails and posts including concrete for the post installation.
 - B. Six of seven Board members objected to the use of concrete and requested that the vendor does not use concrete. It was noted by one member that concrete has been used in recent repairs by vendors.
 - C. Vendor will be asked not to use concrete; a revised estimate will be requested from vendor.
- VII. Emailed Invoice/Letters from Chad Toms (lawyer): Andrea/Khim
 - A. Chad Toms hosted meeting with the DOJ and Councilwoman Hansen to advise communities on BOI mandates from the U.S. Treasury Dept.
 - B. Chad Toms charged York Farms for advice that he gave after the meeting. The Board believes that it was not made clear that additional advice would be at a cost to be paid by York Farms.
 - C. The Board agreed that the invoice amount of \$157.57 should be paid to avoid action by Chad Toms and his firm.
- VIII. Payment to JC Lawncare for Service on May 19, 2025: Andrea/ Khim
 - A. Khim will request an invoice and pay the amount of \$250.00 for the cut in May.

- IX. Updates on Delinquencies from New Castle Treasury, and Neighborhood Resources' Updates on Court Cases for Delinquencies: Andrea/Khim
 - A. One delinquent resident agreed to a payment plan presented by NR.
 - B. Most cases have been placed in common pleas court for hearings.
 - C. The total number of delinquent residents is twenty-six.
 - D. Twelve owe \$175, nine owe \$200 to \$500, four owe \$2,000 to \$4,440, and one owes \$30.00.
- X. **Neighborhood Resources Will Initiate Collection Activity, Sooner:** Andrea/Khim
 - A. Due to the increasing late payments or no payments at all, the Board agreed to have Neighborhood Resource start collection action once an account is **60 days late**. Initially, NR waited one full year before collection action started.
- XI. Review Suggestions from ARC member, Paul J (Executive Session): Andrea
- XII. Candidate Declined Invitation to Join ARC.
- XIII. **Pool Construction Plans Must Be Approved by ARC: Board**
- XIV. Presentation by Alan R. from DOJ on Consumer Fraud: Andrea
 - A. Request Form from DOJ which must be approved by DOJ, first.
 - B. Tentative Date for the Presentation: July 14 at 6 pm, Room 1B, set up time: 5:45 pm. Location: Bear Library
 - C. Other Available Dates at Library: July 23, 28, 29
 - D. **Notifications to the Residents by:** Group Email, Message Board
 - E. The board has agreed to have the meeting on July 14th date; will seek DOJ's approval.
- XV. Deed Restriction Violation Letter Proposed for Resident: Andrea
 - A. The board agreed to send violation letter.
- XVI. County Code Violation: Andrea
 - A. It was noted that a resident was cited by NCC for having several large commercial size vehicles parked in driveway.
 - B. Board will continue to monitor the situation.
- XVII. Vendor's Landscaping Work in Front Entrance: Andrea
 - A. **Work Completed:** removed three of the lily plants, trimmed rose bushes, removed evergreens on both sides of the white gate, replaced dead shrub, planted additional white and red plants, weeded traffic islands and area under the white gate.
- XVIII. Suggestion from Beverly and Ronnie for Community Meeting
 - A. Purpose: to remember those that have passed in our community.
 - B. Place: FOP Lodge on Route 71.
 - C. Food & Beverage will be provided by volunteers.

- D. Other details will be announced.
- XIX. Purchase of Stamps for Community Mailings: Andrea/ Khim
 - A. Stamps were purchased. May Newsletter will be combined with the next mailing for those that have not provided a email address.

Meeting Adjourned: 8 pm