

## Meeting for York Farms Board Meeting on January 15, 2026

Start Time: 7 pm      End Time: 8:31 pm

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

- I. Meeting Called to Order: Andrea
- II. No corrections were required for the minutes from December 11, 2025.
- III. Review of Financial Matters: Khim
  - A. Banking Updates: balances, credits, debits were given.
  - B. NCC Disbursements were noted.
  - C. NCC Lists from 12/22/25 were reviewed by the Board.
    1. The overall number of delinquencies has not increased, even though dues have increased in recent years. This can be attributed to the actions of Neighborhood Resources LLC
- IV. Review Neighborhood Resources' Email (12/30/25) Regarding Legal Actions Against Four Residents: Khim & Andrea
  - A. NR initiated additional legal proceedings against four residents who had liens imposed on four properties.
  - B. NR is requesting status updates from counsel regarding past court cases for delinquencies.
  - C. Demand letters were sent to two residents for nonpayment of dues.
- V. NR's Invoice for \$540.00 dated (1 14 26) for the new court filings: Khim
  - A. Invoice was discussed by the Board; Khim will make payment to Neighborhood Resources.
  - B. Homeowners who have existing liens on their properties will be subject to judicial proceedings for additional collection efforts.
  - C. The invoice amount of \$540.00 will be assessed to the accounts of those placed in collections.
- VI. Reminder: YF paid an additional \$400.00 for liens against the above Residents, invoice date 11 19 25: Andrea & Khim
  - A. The invoice amount was attached to the delinquent accounts and will be paid by the homeowners.

VII. Complaint Call from Resident Regarding Collections on 1 14 25: Stacey & Andrea

1. Since the Board has contracted Neighborhood Resources to manage delinquent accounts, the Board has determined that once an account is delinquent, residents of the accounts must communicate directly with NR regarding their account. It was also noted that NCC Treasury issues late notices to residents with overdue notices, while NR sends demand letters. Throughout the year, the Board provides general reminders to pay both outstanding and current HOA fees.

VIII. 2026 Proposed Budget: Khim & Stacey

A. Board reviewed the proposed 2026 Budget.

B. Mailing Date for the 2026 Budget Ballots: No date was given.

1. Khim stated that there would not be enough time for the Board to send out budget ballots for the residents to vote on because the NCC Billing Registration, which requires information from the approved budget, is due no later than January 30, 2026.
2. Andrea stated that ballots for the 2026 Budget should be mailed to the residents for their approval of the Budget. The other Board members including Stacey, Mary Ann, Beverly, and Ronnie agreed with Khim's suggestion not to send ballots.
3. Next, Andrea recommended a special assessment to ascertain an increase in the HOA fees, since the other Board members supported implementing the 2026 Budget without a ballot approval from the residents for the Budget. The other Board members did not consider the special assessment for the \$25.00 increase in dues from \$175.00 to \$200.00 for the year 2026.

IX. Results from the 2026 Board Election: Khim & Stacey

A. Susan Smith and Mark Smith did not accept the nominations. Election materials were already printed and mailed.

B. No Election ballot count from the residents was given by Khim and Stacey.

X. Selected 2026 Board Officers & Directors by Most Board Members of the Board:

A. Beverly Wallace, Pres.

B. Stacey Roberts, VP

C. Vacancy for Treasurer Position: Khim, whose term ended in January 2026, said that she will assist the Board temporarily as a Treasurer Advisor:

1. Board members asked Andrea to take the position of Treasurer. Andrea declined the request to become Treasurer.
2. There was a suggestion from some members to appoint a non-elected resident to the Board to the position of treasurer.
3. Andrea objected to the appointment of a non-elected resident to the position as treasurer because such action is not in compliance with the bylaws and noted that board members must be elected.
4. A member suggested a special election to fill the Treasurer position, but no motion was made at the time of this meeting.

D. Ronnie Williams, Sec.

E. Mary Ann Alexander, Dir.

XI. Proposal for a Community Newsletter to Summarize All of the Above: Andrea

- A. Andrea proposed that a community newsletter summarizing the above details be distributed to all residents soon.

XII. Registration for HOA Billing Program: Khim

- A. Khim agreed to complete registration for York Farms to be enrolled in NCC Billing Program. Deadline is January 30, 2026.

XIII. Training of Member (s) for the Treasury Operations: Khim

- A. Member(s) in Training for Treasury Operations: No Board member accepted the position of Treasurer. See item X-C.

XIV. Selection of Future Host or Hosts for Zoom Board Meetings: Board Members

- A. See item X-C.

XV. Resident's Refusal to Accept Notice of Hearing from the Board Regarding HOA Violations: Andrea

- A. Board agreed to turn the case over to Neighborhood Resources, immediately:

XVI. Other HOA Violation Cases: Andrea

- A. The parking of commercial vehicles in York Farms has ceased. The homeowners resolved the violations.
- B. Siding is in disrepair a residence #1. Ronnie was asked to contact homeowner, again.

C. Apparently, residence #2 has not responded to the request from homeowner #3's regarding the repair of fencing along their shared property line:

1. Comments or suggestions: None were given.

D. Revisit matter of truck parked in a resident's driveway:

1 The Board will support the county's decision that the truck is a violation of the NCC Enforcement Codes.

2 Stacey said that the truck has not been parked in the driveway, lately.

3 Andrea suggested sending a letter to the resident emphasizing that the parking of a truck in a driveway is a violation of NCC Codes and that the Board supports New Castle Enforcement Codes.

XVII. Results from DelDOT Meeting Hosted by Rep Smith on 12/15/25: Andrea

A. During the meeting, JC McCleod, a representative from DelDOT, was informed that members of the York Farms Board had previously met with state officials regarding the construction of a pedestrian bridge along St. Georges Road near Route 71.

B. The DelDOT speaker was shown a video by a York Farms Board member of a pedestrian trying to avoid being struck by multiple vehicles. The speaker stated that decision-makers will often respond to a large volume of requests or complaints from their constituents. Therefore, if neighboring communities want a pedestrian bridge to be constructed, it is important for their advocacy to be persistent and unified; otherwise, their request may not receive consideration.

Additional Comments or Suggestions from the Board: None were given.

Adjournment: 8:31 pm