

## Agenda for York Farms Community Meeting on October 27, 2025

Start Time: 7:15 pm

Board Members: Mary Ann Alexander (Director), Stacey Roberts (Director), Khimula Taylor (Treasurer), Andrea Thomas (Vice President), Beverly Wallace (Director), Ronnie Williams (Secretary)

- I. Call Meeting to Order: Andrea
- II. Welcome to Residents and Guests: Andrea & Board Members
- III. Distribution of Ballots, Ballot Envelopes, Copies of the Budget, and Offer from Evergreen Waste Management: Board Members
- IV. Presentation on Financial Matters: Khim
  - A. Review of the Budget
  - B. Banking Updates: Balances, Credits/Debits
  - C. Disbursements, if any
  - D. Other Financial Matters
- V. HOA Delinquencies: Andrea & Khim
  - A. Increased attorney fees for Neighborhood Resources, LLC (collection agency for York Farms): from \$500 to \$800 for court filings
  - B. Total HOA Amount Outstanding: **\$15,047.00**
  - C. Four Major Delinquent Accounts and Amounts Owed: **\$12,304**
    1. Case # 1 in Common Pleas Court for \$ 2900
    2. Case # 2 in Common Pleas Court for \$ 4500
    3. Case # 3 in Superior Court (Sheriff Sale) for \$3100
    4. Case # 4 on payment plan, funds are debited from personal account; amount owed...\$1804
  - D. Liens Filed against **Five Residents** for **\$2152.00 in Total:**

1. \$557.71
2. \$582.65
3. \$441.10
4. \$369.00
5. \$202 paid in full by resident after lien filed.

E. All Remaining Delinquent Residents owe \$200 or less.

VI. Capital Improvements: Andrea & Khim

A. Goal in Prior Years: Replacement of Fencing in Wet & Dry Ponds

1. Current Condition of Fencing: Stabilized

B. Short Term Goal: Replace White Entrance Sign

1. Current Condition: Unstable & Difficult to Maintain

2. Time Frame for Replacement: Within the Next Two Years

3. Source of Funds: Payments from Delinquent Homeowners

VII. Curb Appeal & Violations of the Deed Restrictions: Andrea & Board Members

A. Curb Appeal and Property Values: Great

B. Enforcement by the Board with the Assistance of the Architectural Review Com.

C. Violations: commercial vehicles, broken windows, overgrown vegetation, parking on grass, inoperable vehicles, distressed exterior paints, uncollected trash, fencing not in code

VIII. Holiday Celebration: Beverly, Mary Ann, Stacey, Ronnie

a. Game suggestions (Bingo, Family Feud) Proceeds could go towards the Food for the food banks.

IX. A Food Drive for the Food Banks: Andrea

X. Questions, Comments, Suggestions: