

## Meeting Minutes for York Farms Board Meeting on 4/4/24

Start Time: 7:04 p.m. Adjournment: 7:57 p.m.

Board Members: Mary Ann Alexander, Sidney Lewinson, Stacey Roberts, Khimula Taylor, Andrea Thomas, Ronnie Williams

- I. **Meeting was called to Order.**
- II. Minutes from 3/14/24 was read by Ronnie.
- III. **Presentation of Financial Matters** by Khim:
  - A. Banking Updates (balances, credits, debits) were given by Khim.
  - B. YF's 2023 Federal Tax for York Farms was prepared by our accountant; Khim will mail tax forms to IRS.
  - C. Other Financial Matters: None
- IV. **NR (Neighborhood Resources) Responded to Board's Questions about Proposal to Manage Deed Violations (Andrea):**
  - A. A violation will be filed in a Common Pleas Court complaint by NR against the homeowner, if the violation is not cured.
  - B. As with delinquent dues, a homeowner with an uncured violation will have to pay all court fees, legal fees, and any fees assessed by NR.
  - C. The Board has the right to apply additional fees for out-of-pocket expenditures in addressing the violation with the homeowner.
  - D. NR will adhere to the provisions in the Revised Declaration of Restrictions and Declaration or Restrictions.
- V. **Does the Board Accept or Decline NR's Proposal to Manage HOA Violations:**

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  - A. Before the Board moves ahead to approve NR's proposal, it requests one further clarification from NR.
- VI. **Does the Board Accept or Decline NR's Proposal to Transfer Certain Delinquent Cases from JP Court to Common Pleas Court:**

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  - A. Board agrees to accept the proposal which will help to expedite court hearings for four of the delinquent homeowners who owe

lesser amounts but are unwilling to pay past dues. The transfer cost is a total of \$480.00 for all four transfers; the cost will be assessed to the accounts of the delinquent homeowners for collection.

- B. The Board will seek further clarification from NR regarding the status of other delinquent cases with the highest amounts owed.
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**VII. HOA Violations** presented by Andrea:

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- A. Resident #1 was requested to remove the open trailer, the resident cooperated with the request from the Board.
  - B. Resident #2 did not cure fence violation, after repeated requests from Board. The resident will be emailed about violation.
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**VII. Competitive Edge Was Asked to Check Dry Pond Due to Rain.**

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- A. No Response yet.
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**VIII. Updates from the vendor, Paul:**

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- A. Due to rainy days, Paul will check the outlets in the wet ponds for debris.
  - B. Just before Easter, he removed trash from the common area.
  - C. Any Concerns/Suggestions: None
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**IX. Spring Cleanup Campaign: from May 22<sup>nd</sup> to June 22<sup>nd</sup>:**

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- A. A community flyer will be sent ahead of the dates for the Spring Cleanup.
  - B. As part of the Campaign, the Board members will donate from their private funds for hot dogs and drinks for the children who live in the community. Location for the event will be announced.
  - C. Sidney volunteered to do the grilling.
  - D. The date for the hot dog event is June 1, 2024. The rain date will be June 8, 2024. Location: to be determined
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**X. Additional Comments/Suggestions/Questions:**

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- A. The Board members suggested the planting of different flowers on the front islands for this year.
  - B. Ronnie recommended the Vinca plant in either orange or red.
  - C. Members will check the inventories at the plant nurseries.
  - D. Mary Ann suggested to have an early announcement of the annual garage sale by placing it in the Spring Cleanup Flyer:
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1. In the flyer, residents will be encouraged to email the Board if interested in participating in a garage sale.
  2. In the flyer, residents will be asked to suggest a date for the garage sale, for example, at the end of August or beginning of Sept. Residents will be asked to email their responses to the York Farms email address.
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Meeting adjourned: 7: 57 p.m.

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