

Agenda for Board Meeting on May 1, 2025

Start Time: 7:00 p.m.

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

- I. Call Meeting to Order: Andrea
- II. **Reading of the Minutes:** Andrea
- III. **Presentation on Financial Matters:** Khim
 - A. Banking Updates: balances, debit, deposits:
 - B. NCC payments/disbursements:
 - C. Other Financial Matters:
- IV. **Results of Zoom Meeting with NR on March 20, 2025:** Andrea
 - A. The board NR will discuss the 60-day limit or proposed balance limit before collection action is initiated against a resident.
Residents are slow with payments.
 - B. General concern about the movement on court cases by NR will be discussed; the Board will revisit the matter with NR in June 2025.
 - C. Reason for delay will be discussed.
- V. **ARC Transition & Approval for project request:** Andrea & Sidney
 1. Currently, only two members reside on ARC:
 2. The candidate's name was withdrawn; the name is no longer on the deed.
 3. **Status of Introductory meeting for new appointment to ARC:**
- VI. **Do the Plans for a Pool Need to Be Submitted to ARC:**
 - A. Comment:
- VII. **Broken Posts in the Wet Pond & Hanging Branches at Entrance:** A
 1. Suggestions: **Complaint from Resident (Executive Session):**
 - A. Suggestions:
- VIII. **Van Violation Complaint (Executive Session):**

- A. Will revisit in June.
- IX. Spring Newsletter: Andrea**
 - A. The board will review the newsletter's draft with an emphasis on **property values**, and consumer fraud in our community and surrounding areas.
 - B. Suggestion:
- X. Welcome Visits to New Residents:**
- XI. Recent Fraudulent/Criminal Activities in York Farms: Andrea**
 - A. Comments, Suggestions:
- XII. Senator Poore's & DOJ's Meeting on Fraud in Delaware: Andrea**
 - A. They hosted an eat & greet on the topic of fraud in April 2025:
 - B. Senator will host a meeting on fraud with the DOJ at the Board's request.
 - C. Suggestions: Ask the senator to invite the police dept. as well.
- XIII. Spring Flowers for the Front:**
- XIV. Suggestions for Paul Hewett for the front entrance:**
- XV. Fox Roaming interior of YF: Protect pets.**