

## YORK FARMS ANNUAL MEETING AGENDA

Meeting Location: Troop 2                      Time: 6 p.m. to 8 p.m.

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

- I.        **Call meeting to order.**
- II.       Introduction of the Current Board Members
- III.      **Residents will review 2024 Election Ballot and Instructions:**
  - A.      Please complete the election ballot during the meeting or by January 20, 2024.  
          (Please See Instructions on the Ballot).
- IV.      Presentation of the 2024 Budget (Khim and Stacey)
- V.       **Review the Reasons for the Increase in the HOA Fees from \$125.00 to \$150.00.**  
(Khim & Stacey)
- VI.      **Collection Agency (Neighborhood Resources) and Delinquencies (Khim & Andrea)**
  - A.      14 outstanding accounts:
    1.      4 of the accounts owe \$156, \$371, \$572, \$195 (will receive liens on property)
    2.      5 of the accounts owe \$2229, \$2031, \$2156, \$3460, \$1322: Court Judgment status. NR's lawyer is addressing them.
    3.      5 accounts owe interest amounts of \$36.00 or less.
    4.      Current Total Amount owed: \$12, 807.
- VII.     **Neighborhood Resources' Proposal for HOA Violation (Andrea)**
  - A.      The board is awaiting a proposal to address violations.
    1.      The board will present violation, name & address to NR.
    2.      NR will send a first and second notice of violation.
    3.      If the violation is not cured with the second notice, NR's lawyer addresses the matter.
    4.      The Board has forwarded the deed restrictions to NR which includes the process for handling violations.
- VIII.    Sidewalks and Pedestrian Bridge for Kirkwood Neighbors (Stacey, Ronnie, Sidney):
- IX.      **Dry Pond Update (Andrea):**
  - A.      Pond repairs were completed in November of 2023.
  - B.      County's re-inspection of the dry pond was satisfactory.
  - C.      Stormwater Management Registration was updated for 2024.
- X.       **Update on the Underground Stream in Common Area (Andrea)**
  - A.      DelDot's engineer is waiting for federal and state permits.
  - B.      The delay is due to staffing shortages in the agencies.
  - C.      The board will ask DelDot again to place traffic cones around the area and address the potential for icy conditions in that area.
- XI.     Questions from Residents:
- XII.    Adjournment