

YORK FARMS BOARD MEETING MINUTES

Date: July 23, 2020

Meeting Start Time: 7:30 pm

Officers present via phone conference:

Andrea Thomas, Vice-President

Khimula Taylor, Treasurer

Rhonda Williams, Secretary

Matters discussed:

1. Khimula introduced the purpose and workings of Box.com. It will be used to file business records for our community. This will reduce paper filings. Back up files are also being kept in other computer folders, as well.
2. At this time, the Bank balance is \$10,193.56. It is noted that Reybold made a payment of \$832.00 which is their 30% share of the maintenance cost for our wet pond. The bank CD has not been redeemed. Cost cutting measures and recovery measures for delinquent fees were emphasized. To reduce cost, the Board decided earlier on, to directly purchase and install flowers for the front entrance, instead of contracting with a vendor to service this area. Rhonda had made the point that it was more economical to buy perennials, instead of annuals for the flower beds.
3. After mailing notices by the Board regarding delinquent accounts, 15 additional residents became current in their fees. At this time, \$19,743.29 is outstanding in dues. Board will continue to mail reminders about late payments.
4. It was noted that communication from the legal firm has been inconsistent; the Board's emailed questions have gone unanswered. We were told by the legal firm that this is due to the affects of Covid and personnel changes at their office. They asked for time to make adjustments. Court filings were hampered due to the closure of the courts due to Covid. Board will request updates on legal proceedings from the law firm.
5. There was discussion about one or more of the Board members utilizing the form 50, certification of representation in court. Andrea explained that the form allows a board member to pursue court action against residents that are delinquent in their dues, or to represent the Maintenance Corporation in court. Andrea also suggested a search of JP court data base for the current status of court filings against other delinquent residents by using the website, CourtConnect of Delaware.
6. There was a follow up discussion in detail regarding the four residents that were given notices for deed restriction violations from the Board; there was a discussion on the action to be taken. A few violation letters have been sent to Cornwell and Kirkwood neighbors. Among the concerns expressed was that a resident might build a free standing structure in violation of the

Declaration of Restrictions. Another concern was about a resident that had numerous code enforcement violations during 2020. A third resident was involved in activities that were becoming a nuisance to surrounding neighbors. The fourth complaint involved landscaping violations. To some extent the violations were cured. It is agreed that one resident may be fined because of history of uncured violations.

7. The Board sent a welcome card to the newest resident. The resident also received directives regarding bylaws, Declaration of Restriction, and other helpful information.
8. To increase the number of self-nominations and nominations, focus will be given on the pre-election period and the need for more elected members on the board. The pre-election period will begin in October 2020, instead of December 2020. In case we do not obtain a sufficient number of elected members to serve on the Board, a search of property management companies will begin by the current Board.
9. The Board discussed the need for a deed restricted sign to be posted on a pole on the median island in the front of the development. One estimated cost is less than \$15.00. The size and color of sign is approved by all Board members. The sign will be donated by a Board Member.
10. The Board has received three estimates for tax preparation of the federal tax form 1120H for the year 2019 for York Farms. The estimates from tax preparers ranged from just under \$500 to just under \$1000.00. The Board will continue searching for a friendlier, budget amount.
11. The Board discussed the purpose of the county tax statement for York Farms which will arrive in July 2020, but is not due until September of 2020. The Board learned from the County Treasury that the tax is used for Colonial District schools, crossing guards, and other fees. The comment was made that residents already pay a school tax.

Meeting adjourned: 9:10 p.m.

Minutes by: Andrea Thomas

Minutes Approved by: Board