

York Farms Maintenance Corporation Annual Meeting Meeting Minutes

January 10, 2017

I. Call to order

Marika White – YFMC President , called to order the regular meeting of the York Farms Maintenance Corporation at approx 1800 on January 10, 2017 at New Castle Country Troop 2.

II. Roll call

An attendance sheet was passed around and all members who wished to be recorded as present were invited to sign.

III. Approval of minutes from last meeting

Karin Bell – YFMC Vice President , read the minutes from the last meeting. The minutes were approved as read.

IV. Open issues

- a) No open issues

V. New business

- a) Collection of Board of Director and Budget ballots by Jim Hopper – YFMC Approval Committee
- b) Presentation of crime statistics and New Castle County police neighborhood involvement and NextDoor.com introduction by NCC Police Sgt. Reynolds.
- c) Presentation of information concerning the Common Interest Community Ombudsman services by Chris Curtin.
- d) Virgil Bell – YFMC Approval Committee and Jim Hopper complete counting of ballots and determine 31 of the 33 cast ballots are valid as 2 of them are from households that owe dues. Karin Bell states there are 75 homes “in good standing” and quorum requires a third of that number which is 24. Quorum is established.
- e) Marika White presents:
 - Accomplishments of the YFMC Board during her tenure: Migration from paid property management company costing \$10,000.00 to

\$15,000.00 to a working Board, road and sidewalk repair, NCC local and state rep partnerships, NCC billing of dues, obtaining grants for community repairs, recovering dues from delinquent members and recovering money from Hunter's Run, deed restriction amendments, remediation of deed restriction violations, secure website and NextDoor.

- Update on shed litigation: Shed is removed, fines reduced and homeowner has approved plan for a new shed.
 - Resident asked what the original and reduced fine amount was. Virgil Bell – YFMC Approval Committee states \$950.00 original fine, negotiated to \$500.00.
- Update on bylaws activity. Initial meeting is Feb 18, 2017 and is open to the membership. Notices were already sent.
- Budget discussed.
 - Member requested the recovered delinquent dues be included in the budget. Marika White responds they are counted for in the budget but agrees to break them out from the aggregate category in the future.
 - Member asks how many homeowners are delinquent and what the total amount owed was. Karin Bell responds there are 75 homes in good standing and the approximate amount the county is tracking is \$19,000.00 in delinquent dues. She also added there is an addition \$3400.00 owed from 2005 that YFMC is tracking since the County was not tracking the amounts prior to Marika's tenure.
 - Member questions how much was collected in delinquent fees. Marika White states the amount is on the budget paperwork and is \$5102.32 and that only \$308.56 was spent in attorney's fees to obtain it.
- f) Virgil Bell – YFMC Approval Committee and Jim Hopper present election results. He states that the unsigned bylaws specify a maximum of 6 members may be on the Board of Directors, however, Chris Curtin has recommended an odd number of 7. Virgil Bell asked if there were any objections to following Chris Curtin's recommendation. No objections were raised. Marika White asked for a show of hands for

all those in favor of 7 Board members. The count was unanimously in favor of having 7 Board members. Virgil Bell announces the 7 members of the 2017 Board of Directors; Valerie DeLisle, Dawn Nichols, Susan Bookout, Julie Grey, Robert Hunter, Andrea Thomas and Karin Bell.

VI. Adjournment

Marika White – YFMC President adjourned the meeting at approx 2025.

Minutes submitted by: Virgil Bell

Minutes approved by: Marika White and Karin Bell