

Agenda for York Farms Board Meeting on December 12, 2024

Start Time: 7:30 pm

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

- I. Call Meeting to Order.**
- II. Reading of the Minutes from 11 4, 204: Ronnie
- III. Presentation of Financial Matters: Khim**
 - A. Banking updates: balances, debits, deposits
 - B. NCC payments/disbursements, if any:
 - C. Other Financial Matters
 - D. Suggestions or Comments:
- IV. December's Election Results and Mailings for January 2025 Election: Stacey**
 - A. Ballot count as of 12/11/24 and the results:
 - B. Cutoff date for Ballots:
 - C. Ballots made available for Review by Board Members:
 - D. Mailings for Election 2025:
 - E. Suggestions or Comments:
- V. New Federal Law Guidelines for HOAs: Andrea & Other Bd. Members**
 - A. The Board will be asked to review the email dated 12/6/24 regarding meeting sponsored by the Delaware DOJ, a private lawyer, & county official:
 1. Andrea will review information presented by the Delaware's DOJ, lawyer, & county officials:
 - B. Which Bd. members must file:
 1. **Agency managing HOA filings:**
 - C. Court injunction:
 - D. Purpose of the Federal Law:**
 - E. HOA penalty for not complying with the law:**
 - F. See email from 12/6/24 regarding some exemptions under the law:
 - G. Second informational meeting in January 2025:
 - H. Suggestion: Bd. sign up with DOJ for additional information, such as lifting of injunction

- I. Comments or Suggestions:
- VI. Contact from Property Management Co. for residence #1:**
 - A. Information forwarded to NR and Bd. for HOA invoices:
 - B. No response from NR:
 - C. Comments or Suggestions:
- VII. County Pond Registration and Logs due late January 2025: Andrea**
 - A. Forms emailed to Solitude & PQ:
 - 1. No Response from them.
 - B. Reminder to obtain estimate for pond mowing for 2025 from Forever Green**
 - C. Comments or Suggestions:
- VIII. Violation Complaints, Action Taken or to be Taken: Andrea & other members**
 - A. Complaint from residence #1:**
 - 1. Certified letters sent to all parties involved.
 - 2. Suggestions or Comments:
 - B. Vehicles at residence #2:**
 - 1. Pickup truck with logo and a SUV being parked on grass and street:
 - 2. Letters were sent to residents to address above problem:
 - 3. Violation letter pending for homeowner #3, gathering more information. Request any follow up information from Board regarding violations:
 - 4. Comments or Suggestions:
 - C. Vehicles at residence #3:**
 - 1. Multiple cars from residence parked on street:
 - 2. Recent development: parking a van with logo:**
 - 3. Community letter sent to address matters:
 - 4. Violation letter pending, gathering more information from Bd. members
 - 5. Suggestions or Comments:
 - D. Complaint from residence #4:**
 - 1. Dogs being walked in common areas; dogs are not being curbed or cleaned up after.
 - 2. Suggestions or Comments:
 - E. Complaint from residence #5:**
 - 1. Complaint: loud music being played.

2. Suggestions or Comments:

IX. Recent and Past Homes Sales in York Farms: Andrea

A. Encourage homeowners, especially the original owners, to seek better selling prices for their homes in a sellers' market. Recent and past sales in York Farms

1. **2021** 3,075 sf \$485,000 (4 years ago/sellers' market)

2. 2024 4200 sf \$730,000

3. 2024 3275 sf \$578,000

4. 2024 3025 sf \$450,000 Sold as is, closed 12 3 24

a. Have not heard from NR Regarding Closing.

5. **2024** 3050 sf \$530,000 (low) Sale Pending

a. Homes sales depend on the selling agent...

6. Comments or Suggestions:

X. Placement of Christmas Wreaths on White Gate: Andrea

1. Volunteers:

2. Comments or Suggestions:

XI. Any Additional Comments or Suggestions: