

Minutes for York Farms Board Meeting on June 6, 2024

Start time: 7:30 pm Time ended: 8: 50 pm

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

I. Called Meeting to Order.

II. Reading of the Minutes from 5/9/24: Ronnie

III. Financial Matters Presentation: Khim

- A. Banking Updates: balances, debits, deposits were given.
- B. NCC Payments (disbursement) & Delinquency List were given.
- C. Snow Removal Update: Reimbursement forms were sent by Khim & confirmed by DelDot.
- D. Other Financial Business: None

IV. Requested Proposals to Mow the Ponds: Andrea

- A. Five Companies contacted: Raffa, Forever Green, Competitive Edge, Cutting Edge, & PQ Landscaping; two of the five responded with proposals:
- B. Review attached proposals from Forever Green & PQ Landscaping:
 - 1. Forever Green's Cost: \$265.00 monthly for mowing both ponds.
 - 2. PQ's Cost: Lowered proposal from \$275.00 monthly for mowing both ponds to \$250.00 for only this year.
 - 3. PQ was awarded the contract. Their other services include snow removal and providing other pond maintenance services for drainage.
 - 4. Members requested a quote from PQ for snow removal of the roads.
 - 5. New bids will be requested and reviewed for the upcoming year.

V. Homes Sales and Related Matters: Stacey & Andrea:

- A. The matters will be discussed in the Executive Session.

VI. Updates from NR Regarding Major Delinquencies & Their Lawyer: Andrea

A. Neighborhood Resources met with their lawyer in May of 2024, results of meeting:

Andrea

1. Case #1: Will be transferred to Superior Court for Sheriff Sale of property.
2. Case# 2: Has a Superior Court Judgment for wage attachment.
3. Case #3: Judgment transferred to Superior Court for Sheriff Sale of property.
4. Case #4: Will file judgment in Common Pleas Court.
5. Case #5: Will file case in Common Pleas Court.

VII. HOA Violations & Complaints: Andrea

A. Updates on prior violations related to landscaping & noise levels:

1. Home #1. Some improvements made; the Board will continue to investigate & address matters.
2. Homes #2, 3, & 4. The board will continue to address landscaping issues.
3. Home #5...Matter was resolved.
4. Home #6...letter will be sent before end of week to homeowner regarding pool party.

B. Two New Complaints related to truck parked in driveway and noise levels...

1. The Board will notify the residents about the complaints.

VIII. Fence Clearing by Reybold: Beverly

A. Reybold had the fences cleared of vegetation on 6/4/24 but missed some areas.

B. Beverly will follow up with Reybold about the areas of concern and inquire about a future date from Reybold for fence repairs.

IX. Any Concerns for Mountain Top Landscaping: Andrea

- A. The work that was completed: removed some overgrown plants, thinned out others out and trimmed the shrubs on the traffic islands; *the vendor was asked to revisit area once every two weeks to keep the area tidy.*
 - B. The vendor will trim the row of pine tree branches in the front entrance and clean up the area as requested by members.
 - C. *Board members asked that the remainder of the large lavender plants be removed because of their untidy appearances and requested that more mulch is added to the area.*
- X. HOA Management Proposal from NR: Andrea**
- A. Update: Contract is being worked on by NR.
- XI. Project Status on the White Gate/Sign in Front: Beverly**
- A. Members will make purchases for supplies to paint the gate.
 - B. Members are waiting for the weather to stabilize.
 - C. Members working on the project said that the work will be done before the end of June.
- XII. Exterior Projects and ARC: Andrea**
- A. Three projects were discussed in the Executive Session; ARC will be contacted again for a decision.
- XIII. Meet & Greet on June 1, 2024**
- A. Board members were pleased with the results of the hot dog, chips, & beverage event.**
 - B. The Board will plan to have another event by summer end; the community will receive several advance notices.**
- XIV. Campaign Meeting with State & U.S. Officials on May 18, 2024: Andrea**

- A. The Board members: Stacey, Ronnie, Beverly, & Mary Ann represented the community's interest at a campaign meeting held by both state & federal officeholders of Delaware.
- B. The Board members reported that the event was enjoyable and informative.

XV. Greeting Cards:

- A. Due to certain circumstances, greeting cards will be mailed to two residents.

Meeting adjourned: 8:50 pm