

York Farms Maintenance Corporation

Meeting Minutes

February 25, 2020

I. Call to order

The meeting was called to order at approximately 7:15pm on February 25, 2020 at The Bear Library.

II. Roll call

The following persons were present: Andrea Thomas, Jay Acosta and Julie Gray. In addition, 17 homeowners attended the meeting.

III. Open issues

- a) Guest Speaker Nicole Poore, State Senator, spoke about the various road and community projects affecting the area.
- b) **Quorum was not achieved, and a future meeting will be scheduled to finalize the board matters.**
Seventeen ballots were received approving the budget and the homeowners present were advised the budget would be approved and submitted to New Castle County so that they can mail out the billing for dues. The County deadline for submission is February 28, 2020.
- c) Delinquent Dues and Collection Actions. Andrea Thomas and Jay Acosta advised the homeowners present the maintenance corporation was placing four properties with the largest balances, over \$8000, in the hands of new attorneys to pursue garnishment of wages. Should the new firm be effective in collecting these outstanding sums additional properties in arrears will be transferred from the present firm EJ Fornias to the new firm.
- d) Late fees for dues. Andrea Thomas advised the homeowners in addition to the 8% late fee assessed on outstanding amounts, the maintenance corporation will add an additional amount of \$17.00 if balance is not paid by May, \$34.00 if balance is not paid by August and \$51.00 if balances remain outstanding by November. This policy will commence with the 2020 billing.
- e) Repaving of Roads, Curbing etc. Andrea Thomas informed the homeowners of her interactions with State Representatives. Repaving on the side 200 side of Cornwell Drive was completed as well as installation of curbs, sidewalks and sewers in the front common area. Future projects include repaving of on the 100 side of Cornwell Drive.
- f) Estimates for Front Entrance Sign: Estimates and simulated photos new sign were provided to homeowners present. Replacement of the sign will be discussed at future Board meeting and community meetings.
- g) Election Votes. Election Ballots were submitted and several individuals put their names in for nomination to the Board. Vote tallies will be provided at next meeting as well as names of the new Board members.

IV. Adjournment

The meeting was adjourned at 8:00pm.

Minutes submitted by: Jay Acosta

Minutes approved by: Andrea Thomas