

Meeting Minutes from York Farms Board Meeting on January 9, 2025

Start Time: 8:00 pm

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

- I. Call the Meeting to Order: Andrea
- II. Reading of the Minutes from December 12, 2024: Ronnie
- III. Presentation on Financial Matters: Khim
 - A. Banking updates: balances, debits, deposits were given in detail.
 - B. NCC payments/disbursements were listed.
- IV. Status of Returned Ballots: Khim or Stacey
 - A. Only a few ballots and responses to the proposed increase in dues have been received at this time.
- V. Outstanding Payment to York Farms & Correction of HOA Balance: Andrea
 - A. Khim stated that an outstanding payment of \$407.59 was recently received from the sale of a property. This is the result of the sale of a home. The amount includes late fees and legal fees.
 - B. The Board agreed to waive accumulated interest which was paid during the closing of a property but was not reflected in the postings by the county; Andrea will notify the county of the discrepancy.
- VI. NR's Request for Authorization to Receive NCC Delinquency Data: Andrea
 - A. NR's will be able to address delinquent accounts faster by being authorized to contact the county directly about delinquencies.
 - B. The Board approved the request; Khim will notify the county and NR.
- VII. Required Registered Agent Change of Address by Div. of Corp. Franchise Tax: Andrea
 - A. Khim will notify the Div. of Corp. Franchise Tax regarding a change of agent and address so that mail from Div. of Corp. Franchise Tax will be forwarded to her.
 - B. The change of address is also needed to file under the new federal guidelines for maintenance corporation.
- VIII. Injunctions Against Implementation of Federal Guidelines: Andrea
 - A. Injunctions against the federal guidelines for maintenance corporations have stalled the implementation of the guidelines.
 - B. NR notified the Board of the last injunction.

- C. The Board discussed additional information that is needed to file with the government.
 - D. Penalty for not abiding by the law is \$591 per day for a maintenance corporation.
- IX. Completion of Pond Logs Required by County: Andrea
- A. Pond logs were completed several weeks ahead of the due date.
 - B. Solitude completed their logs for the county.
 - C. PQ Landscaping did not complete their logs even though they were requested numerous times to do so; Andrea completed the required log based on service invoices from PQ.
 - D. Andrea stated that we need a landscaper to replace PQ as soon as possible; Khim agreed to contact Forever Green for an estimate to mow the ponds which would be included in the current contract with them.
 - E. The logs were submitted to the county ahead of time.
- X. Improvement of Snow Response to the Community: Andrea
- A. The board will contact residents concerning their dissatisfaction with snow removal.
 - B. Forever Green was requested to properly salt and plow the roads before icy conditions develop in the communities.
- XI. Status of HOA Violations from December 2024: Andrea & Board
- A. Resident #1 stopped parking on grass and removed the vehicle with a logo from the property.
 - B. Resident #2 has not removed their vehicle with a logo from their property; the notice from the Board was ignored.
- XII. Curb Your Pets Signs:
- A. Signs were purchased to be posted in a common area; A few dog owners are not curbing their pets creating a problem for other residents.

Adjournment: 9:10 p.m.