

Meeting for York Farms Board Meeting on October 8, 2025

Start Time: 6 pm End: 6:30 pm

Board Members: Mary Ann Alexander, Andrea Thomas, Khimula Taylor

I. Call Meeting to Order: Andrea

II. Executive Session: Board matters discussed

III. Corrections in the Minutes: Ronnie, Khim, Bd. Members

A. SUV that was parked for over a month on street belonged to a different homeowner other than the one mentioned during meeting.

B. Other Corrections to Note:

IV. Review of Financial Matters: Khim

A. Banking Updates: balances, credits, debits: Given by Khim

B. NCC Disbursements, if any: given by Khim

C. Other Financial Matters:

V. Election & Newsletter Mailing Updates: Khim, Stacey, Ronnie, Mary Ann

A. Dates for mailings:

B. Per last meeting, include increased attorney fees in newsletter to alert residents to changes. Court Filing fees for delinquent account will increase from \$500 to \$800. Maintenance Corporation will not be billed for the filing fee, only the delinquent account.

C. Comments, Questions, Suggestions:

VI. Scheduled Community Meeting on Oct 27, 2025: Ronnie

A. Comments, Questions, Suggestions: Board will meet prior to October 27 to discuss details of the budget, ballots, and the other items for the agenda.

VII. Update on Holiday Celebration: Beverly, Ronnie, Stacey, Mary Ann

A. Comments, Questions, Suggestions: Details are still tentative.

VIII. Meeting w/ NR on October 21, 2025: Andrea/Khim

A. The Board's questions/ information for NR:

1. Khim asked for clarification on the increased court filing fees from \$500 to \$800.

2. Status of Common Pleas Cases and other Cases: See attached pages.

3. Past request for NR to start collections after 60 days rather than waiting until the following January.

4. Resident A's employer listed for collection purposes.

5. Resident B's employer listed for collection purposes.

6. Resident C's business listed for collection purposes.

IX. Revisit Proposal for Candidate for ARC: Andrea

A. Matter will be revisited.

X. Updates on Reported Violations during September 16, 2025 Meeting: Andrea

A. Resident D: Second Certified Letter mailed 9/23/25 for vehicle.

1. Violation not rectified by homeowner
2. Back dues discussed.
3. Submit or not Submit to NR on Oct. 21st Meeting with NR:
4. Comments, Suggestions, Questions:

B. Residents E: First Certified Letter mailed 9/23/25

1. Violation not rectified.
2. Submit or not Submit to NR on Oct. 21st Meeting with NR

C. Residents F: First Certified Letter mailed 9/23/25

1. Violation not rectified.
2. Suggestion, Question, Comment:

D. Residents at G: First Certified Letter mailed 9/23/25 for use of a moped and disturbances.

1. Has violation been rectified:
2. Comments, Suggestions, Questions:

XI. New Reported Violations: Andrea

A. Resident H:

1. Property needs a total landscaping job.
2. Exterior features need to be replaced.
3. Major HOA delinquency was discussed.
4. Suggestions, Comments, Questions: Send Certified Violation Letter

B. Resident I

1. Wired fencing was installed instead of wood for sections of the fence.
2. Suggestions, comments, questions: Letter will be sent.

XII. Contact w/ state rep: Ronnie

A. No follow up given.

XIII. Paul Hewett Services:

- A. Paul cannot find white caps that fit the infiltration pipe.
- B. Solitude was asked to estimate cost to replace caps.

XIV. Additional Questions, Comments, Suggestions from Board: None

Adjournment: 6 pm