

# ANNUAL COMMUNITY MEETING NOTICE

Meeting Date: Monday, January 22, 2018

Meeting Time: 6:15p (please arrive 15 minutes early to sign-in)

Meeting Location: Delaware State Police Troop II Meeting Room

Meeting Purpose: Annual Community meeting including Board Member election and budget approval

Enclosed please find an agenda for our annual meeting, a YFMC Board Election Ballot, a 2018 budget, and a budget approval ballot. Please bring the enclosed two ballots (completed, dated and signed by a homeowner listed on the deed to be valid) to the annual meeting. If you are unable to attend the meeting and would like your vote to be counted, please mail them to YFMC, PO Box 204, Kirkwood, DE 19708 no later than January 16, 2018, slip them in the locked mailbox at 156 Cornwell, or give them to a Board Member or friend attending the meeting.

We will need to reach a quorum of 1/3 Members (37 Members) entitled to vote prior to our meeting coming to order, which will include homes represented at the meeting by a member listed on the deed or represented by a valid ballot received prior to January 21, 2018. If you are attending the meeting in person, please plan to arrive 15 minutes early so that we have time to validate those entitled to vote and represent their home. If quorum is not reached by 6:15pm, a 15-minute meeting delay will be granted. If by 6:30pm quorum is not reached, the meeting will not come to order and an alternate date will be selected where the quorum will be reduced by 1/2 (19 Members), per our Bylaws.

We have put both ballots on separate pages, so that any residents who have questions regarding the budget can hold onto those ballots and turn them in after our budget explanation.

Please refer to our Bylaws, Article 3, Section 9 for conduct of meetings. Hands must be raised by a Resident and called on by a Board Member prior to speaking, only one person may speak at a time so everyone can share their thoughts uninterrupted, and voices must not be raised out of respect for Troop II and everyone else in attendance.

**YORK FARMS MAINTENANCE CORPORATION**

***Annual Meeting Agenda***

January 22, 2018 6:15pm Troop II

Meeting Location: DE State Police Troop II Meeting Room  
Meeting Facilitator: Valerie DeLisle  
Invitees: All YFMC Residents

- 1) Call meeting to order if quorum is obtained
- 2) Any new candidates for a Board position will be asked if they wish to stand up and state why they are running and what they hope to accomplish if elected. All other questions/comments should be held until we get to line item # 7.
- 3) Collect any remaining Board Member Position proxy ballots for tallying (the Board will ask for two non-Board/non-ARC Member volunteers to tally the votes and result will be “unofficial” until all votes are validated for proper signature and date by a Board Member.)
- 4) Budget Review by Susan Bookout, Treasurer – Resident questions will be answered after each line item followed by collection of any remaining budget proxy ballots for tallying by a Board Member.
- 5) Review issues discussed throughout the year
  - a) Bylaws
  - b) Treasurer Update
  - c) Organization
  - d) Speeding
  - e) Littering
  - f) Insurance policy review
  - g) Architectural Review Committee/Charter
  - h) Welcoming Committee
  - i) Snow plowing/common area lawn maintenance
  - j) Fence surrounding rear wet pond

- k) No Parking Signs
  - l) Damage to grounds by stuck vehicle
  - m) No soliciting sign at front entrance
  - n) Yard Sale
  - o) Median at front entrance
  - p) Road Repairs
- 6) Any other non-confidential topics brought up by Board Members
  - 7) Resident topics to be brought before the Board
  - 8) Adjournment

# ANNUAL COMMUNITY MEETING ELECTION BALLOT

Meeting Date: Monday, January 22, 2018

Meeting Time: 6:15p Sign In by 6:00p

Meeting Location: Delaware State Police Troop II Meeting Room

The York Farms Maintenance Corporation Bylaws specify a minimum of 3 and maximum of 7 Board Members. The Board positions are President, Vice President, Treasurer and Secretary and those positions will be decided upon by the Board Elect at a Board meeting scheduled after the votes are finalized.

The nominees who have requested to be included on this ballot in advance are listed below. Please check Yes or No next to each listed nominee. You may write other names on the blank line if you wish to nominate someone not listed on the form. The nominees with the 7 highest total valid votes counted at the end of our meeting by an un-bias resident, validated by a Board Member, who accept the nomination, will be declared our 2018-2019 Board Members.

NOMINEE	ADDRESS	CHECK ONE
Valerie DeLisle, current President	156 Cornwell	Yes____ No____
Dawn Nichols, current Vice President	155 Cornwell	Yes____ No____
Julie Gray, current Secretary	154 Cornwell	Yes____ No____
Andrea Thomas, current Director	215 Cornwell	Yes____ No____
Bob Hunter, current Director	211 Cornwell	Yes____ No____
Karin Bell, current Director	242 Cornwell	Yes____ No____
Jay Acosta, new Candidate	100 Cornwell	Yes____ No____
Jim Hopper, new candidate	137 Cornwell	Yes____ No____
Deanna Martin, new candidate	2 Yorkshire	Yes____ No____
_____	_____	Yes____ No____

**PERSON SIGNING BALLOT MUST BE LISTED ON THE DEED WITH NEW CASTLE COUNTY**

\_\_\_\_\_  
Name (please print clearly)

\_\_\_\_\_  
Address (please print clearly)

\_\_\_\_\_  
Signature  
Please do not forget to date your ballot

\_\_\_\_\_  
Date

# ANNUAL COMMUNITY MEETING BUDGET BALLOT

Meeting Date: Monday, January 22, 2018

Meeting Time: 6:15p

Meeting Location: Delaware State Police Troop II Meeting Room

The York Farms Maintenance Corporation must have a 2018 budget in place with approved annual dues in order to continue with upkeep of our common grounds. As noted on our 2018 budget, the Board has decided on annual dues of \$125.00 to cover our 2018 expenses. Please have one member of your household, who is listed on the deed, sign and date below to either approve or not approve the enclosed budget. We have this as a separate ballot this year so that those who attend our Annual Meeting on the date/time mentioned above can hear expense explanations prior to casting their 2018 budget ballot, if they are unsure of their vote prior to the start of the meeting.

I approve the 2018 York Farms Maintenance Corporation budget and a mandatory 2018 dues amount of \$125.00 per household.

\_\_\_\_\_  
(please print name clearly)

\_\_\_\_\_  
(please sign name)

\_\_\_\_\_  
(date)

I do NOT approve the 2018 York Farms Maintenance Corporation budget and a mandatory 2018 dues amount of \$125.00 per household and would like to see the following changes listed below (note – no changes can be made that conflict with our governing documents).

\_\_\_\_\_  
(please print name clearly)

\_\_\_\_\_  
(please sign name)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_