

## **Agenda for York Farms Board Meeting on June 6, 2024**

Start time: 7:30 pm

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

- I. Call Meeting to Order.**
- II. Reading of the Minutes from 6/6/24: Ronnie**
- III. Reading of the Financial Matters: Khim**
  - A. Banking Updates: balances, debits, deposits:
  - B. NCC Payments (disbursement) & Delinquency List:
  - C. Snow Removal Update:
  - D. Other Financial Business:
- IV. Proposals to Mow the Ponds: Andrea**
  - A. Five Companies contacted: Raffa, Forever Green, Competitive Edge, Cutting Edge, & PQ Landscaping, two of the five respond with proposals:
  - B. Review attached proposals from Forever Green & PQ Landscaping:
    1. Forever Green's Cost:
    2. PQ's Cost:
    3. PQ's Other Available Services:
- V. Home Sales: Andrea & Stacey:**
  - A. The matters will be discussed in the Executive Session.
- VI. Update from NR Regarding Major Delinquencies & Their Lawyer: Andrea**
  - A. Details will be given to Board
- VII. HOA Violations and Complaints from Residents: Andrea**
  - A. Discuss status of the situation with the homes: 1, 2, 3, 4
  - B. Course of Action will be discussed

**VIII. Fencing clearing on the 100 side of Cornwell Drive bordering Reybold: Beverly**

A. Updates and Follow Ups:

**IX. Proposal for Management of Violations from NR:**

A. Give update:

**X. Status of Project Work for the Front White Gate: Beverly**

A. White gate is dirty.

B. If gate is not painted by end of June by members, should a painter be hired:

C. Suggestions, Comments, Questions:

**XI. Exterior Projects and ARC: AndreaA**

A. Matter for Executive Session:

**XII. Meet & Greet (hot dogs, chips, & beverage event)**

A. Suggestions, Comments, Questions:

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**XIII. HOA Violations & Complaints: Andrea**

A. Follow up: complaints against home X

1. Status of the Situation:

2. Suggestions given at last meeting

a. Wellness check:

b. Have Code Enforcement Investigate:

c. Board investigates further:

- B. Suggestions/Comments/Questions:
- C. Complaint about home Z regarding pool parties
  - 1. Suggestions/Concerns/Questions:
- D. Complaint about Home G and fence violation
  - 1. Violation not cured...
- E. Complaints during May's Meeting regarding Homes A, B, &C: Beverly:
  - 1. Status of the conditions:
  - 2. Should reminders be sent now to specific residents about lack of upkeep:
- F. Concern about plantings near utility box: Stacey & Ronnie:
  - 1. Any updates about visit to homeowner:
- G. Good Deed by Neighbor:
  - 1. A neighbor did landscape work for another resident.
- H. Other Concerns/ Complaints/Questions Regarding Violations:

**XIV. Fence Clearing by Reybold: Beverly**

- A. Any Updates or follow up:

**XV. Any Concerns for Paul: Andrea**

- A. Work completed: removed some overgrown plants, thinned out others out and trimmed the shrubs; *asked to revisit area every two weeks.*
- B. Paul will trim pine tree branches and clean up the area as requested by members
- C. *Should the other larger plants like the lavenders be completely removed?*
- D. *Should more mulch be added to the center islands?*
- E. *Other suggestions/comments/concerns:*

**XVI. HOA Management Proposal from NR: Andrea**

- A. Update:

**XVII. Project Status on the White Gate/Sign in Front:**

- A. White gate is dirty.
- B. If the gate is not painted by the members by the end of the month, should a painter be contacted?
- C. Suggestion, comments, questions:

**XVIII. Exterior Projects and ARC: Andrea**

**A. Matter for Executive Session**

**XIX. Meet & Greet on June 1, 2024**

- 1. Suggestions, Comments, Questions for the next event:

**XX. Board Members Met with State & U.S. Officials on May 18, 2024:**

- A. Comments, Suggestions, Questions:

**XXI. Any Other Questions, Suggestions, & Questions:**