

York Farms Board Meeting on May 1, 2025

Start Time: 7:00 p.m. End: 7:51 p.m.

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

- I. Call Meeting to Order: Andrea
- II. **Reading of the Minutes:** Andrea for Ronnie
- III. **Presentation on Financial Matters:** Khim
 - A. Banking Updates: balances, debit, deposits were given.
 - B. NCC payments/disbursements: YF was reimbursed by Hunter's Run for their portion of the maintenance expenses for the wet pond.
 - C. Other Financial Matters: YF's tax preparation was done by the accountant.
- IV. **Follow-up to Zoom Meeting with NR on March 20, 2025:** Andrea
 - A. The board agreed to notify NR to propose a 60-day limit or a proposed balance limit which will automatically initiate collection action against a resident who is delinquent. The procedure is often adopted by businesses for collection purposes. Some residents are slow in paying dues or have accumulated one or more years of unpaid dues.
 - B. The board has general concerns about the status of court cases involving delinquent residents; the Board will email NR requesting an update since the zoom meeting in March 2025.
- V. **ARC's Transition & Approval for Project Request:** Andrea & Sidney
 1. Currently, only two members reside on ARC; one member resigned due to relocating outside of YF.
 2. A candidate's name was withdrawn; the name is no longer on the deed.
 3. Mary Ann will ask another candidate about serving on ARC.
 4. **The Status of an Introductory Meeting to Welcome a New Appointment to ARC:** No meeting was arranged; Sidney was

reminded to follow up with a meeting for ARC during its transition period.

VI. Do the Plans for a Pool Need to Be Submitted to ARC:

A. Comment: Yes, pool plans must be submitted to ARC.

VII. Broken Posts at the Wet Pond & Hanging Branches at Entrance: A

1. Handyperson will be called to fix the fencing at the wet pond. Low hanging branches in front of the gate of the pond need to be trimmed; board members agreed to trim them.

VIII. Complaint from Resident (Executive Session):

A. The matter was discussed by the Board. The Board will not take further action.

IX. Van Violation Complaint (Executive Session):

A. Will revisited.

X. Spring Newsletter: Andrea

A. The board reviewed and approved the newsletter's draft which has an emphasis on the clean-up/fix-up campaign, **property values**, and consumer fraud.

B. Suggestion: Follow up the Newsletter in June with the Bd. sending complaint letters to residents who have violations.

XI. New Residents: Andrea

A. Two residents were paid welcome visits.

B. Two others will be paid a welcome visit.

XII. Recent Fraudulent/Criminal Activities in York Farms: Andrea

A. Fraudulent/Criminal Activities have taken place on both the one hundred & two hundred sides in YF.

B. Alerts will be noted in the YF newsletter.

XIII. Senator Poore's & DOJ's Meeting on Fraud in Delaware: Andrea

A. The senator hosted an eat & greet on the topic of fraud in April 2025:

B. Senator Poore will host a meeting on fraud with the DOJ at the Board's request.

- C. Suggestion: Ask the senator to invite the police dept. as well.
- D. The Board will ask the senator to host a meeting in July on the topic of consumer fraud. Information will also be posted in the newsletter.

XIV. Spring Flowers for the Front Entrance:

- A. Suggestion for vendor: purchase and plant red and white petunias on the front traffic island and under the white sign.

XV. Fox Roaming interior of YF: Protect pets.