

YORK FARMS ANNUAL MEETING

Meeting Location: Troop 2

Time: 6 p.m. to 8 p.m.

1/10/24

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

- I. **Meeting was called to order.**
- II. Current Board Members introduced themselves.
- III. **Residents reviewed 2024 Election Ballot and Instructions:**
 - A. Residents were given the option to complete the ballot and return it during the meeting or return it by January 20, 2024.
- IV. The 2024 Budget was presented. (Khim and Stacey)
- V. **Reasons for the proposed increase in the HOA Fees from \$125.00 to \$150.00 were provided.** (Khim & Stacey). See Page 2 at the bottom and Page 3.
 - A. Some residents in attendance suggested that the amount should be increased to \$200.00 in 2024 to offset a deficit in the future.
 - B. Other residents proposed an HOA increase of \$50.00 for 2024 or a proposed HOA fee of \$175.00, and an additional increase of \$25.00 for 2025, which means that the HOA fee would be \$200.00 for 2025. The increment of \$25.00 would better prepare the residents for the increases.
 - C. **Note for 2024, the Board will only seek the \$150.00 fee.** In the future to offset a deficit and maintain a good quality of life in York Farms, the Board will phase in additional increases over the next two years. In this way, the residents will have prior notice.
- VI. **Collection Agency (Neighborhood Resources) and Delinquencies (Khim & Andrea)**
 - A. Currently, there are 14 outstanding accounts, down from 34 in May 2023:
 1. 4 of the accounts owe \$156, \$371, \$572, \$195; homeowners will receive liens on their properties.
 2. 5 of the accounts owe \$2229, \$2031, \$2156, \$3460, \$1322. These residents have Court Judgments against them. NR's lawyer is addressing their court cases.
 3. 5 accounts owe interest amounts of \$36.00 or less.
 4. The current, total amount owed is \$12, 807, down from almost \$18,000 in May 2023.
- VII. **The Board has spoken to Neighborhood Resources about presenting a proposal for addressing HOA Violation (Andrea)**
 - A. The board is awaiting a written proposal from Neighborhood Resources to address violations.
 1. The board will present the violation, name & address to NR.
 2. NR will send a first and second notice of violation.
 3. If the violation is not cured with the second notice, NR's lawyer addresses the matter.
 4. The Board forwarded the deed restrictions to NR which includes the process for handling violations.
- VIII. **Sidewalks and Pedestrian Bridge for Kirkwood Neighbors (Stacey, Ronnie, Sidney):** In the latter part of 2023, a meeting was hosted by State Senator Poore and State Rep. Longhurst. The meeting was attended by Stacey, Ronnie, & Sidney. The meeting addressed the need for sidewalks and a pedestrian bridge for the Kirkwood side of York Farms. The matter is being taken into consideration by the state representatives; the board is awaiting their decision.
- IX. **Dry Pond Update (Andrea):**

- A. Pond repairs were completed in November of 2023.
- B. County's re-inspection of the dry pond was satisfactory.
- C. Stormwater Management Registration was updated for 2024.
- X. **Update on the Underground Stream in Common Area (Andrea)**
 - A. DelDot's engineer is waiting for federal and state permits.
 - B. The delay is due to staffing shortages in the agencies.
 - C. The board will ask DelDot again to place traffic cones around the area and address the potential for icy conditions in that area.
- XI. **The Board addressed questions/suggestions from the residents in attendance:**
 - A. The board emphasized that if there is a violation reported, the board will follow the deed restrictions in addressing all reported violations.
 - B. The Board has only installed post and rail fencing in accordance with the provisions in our Revised Declaration of Restrictions.
 - C. Some residents suggested that they are willing to contribute additional payments to the 2024 budget. The Board will take the matter into consideration.
 - D. Detailed instructions were provided with the Nomination Ballots for 2024 and the 2024 Board Election Ballots. Ballot questions should be presented to the Board in a timely manner.
 - E. The Board emphasized that it provides updated information regularly via emails, postal mailings, newsletters, and our website: yorkfarms.org.
- XII. The meeting was adjourned at 8:00 p.m.

NOTICE OF INCREASE IN HOA DUES

1. Reasons for the proposed increase in HOA dues from \$125.00 to \$150.00 for the 2024 Budget:
 - a. There has not been an increase in HOA dues for ten years or more.
 - b. Vendors, who service our community, have increased their costs for services over the years and will continue to do so.
 - c. The Board had to withdraw a partial amount from the CD to ensure coverage for the community's expenses in 2023.
 - d. To remain in compliance with the New Castle County, drainage repairs were completed in the dry pond. The cost of repairs was **\$1800 in November**.
 - e. The community's insurance premium unexpectedly doubled in cost to **\$2174.00 in July**.
 - f. The fencing in both ponds is nearly 30 years old. Because of the latter, repairs are frequent and costly. The fencing needs to be replaced, but we do not have that in our budget. Therefore, the fence is repaired as needed. This year, there were two expensive repairs: **\$1528.00 in July and \$325.00 in September**.

- g. At some point, it will be more cost effective to replace the fencing, but we must start building up our reserves to cover that expense.
- h. Recently, due to hazardous conditions, three trees in the common area had to be removed at a cost of **\$800.00**.
- i. We need to build up our reserves for the unexpected expenses in 2024.
- j. The Board contracted with a collection agency (at cost) to address HOA delinquencies. The number of delinquencies has greatly decreased, but there is still much work to be done.
- k. The above items do not include expenses, such as taxes or mailing costs, etc.