

Board Meeting Minutes for November 2, 2023

Start Time: 7:09 p.m.

Attendees: Khim Taylor, Sidney Lewsinson, Beverly Wallace, Ronnie Williams, Andrea Thomas, Stacey Roberts, and Mary Ann Alexander

1. Ronnie read the meeting minutes from October 12, 2023.
2. Financial Business- Khim provided the financial update.
3. Board discussed status of requested zoom meeting with Collection Agency to handle deed violations:
 - a. Andrea spoke with Steve; he will arrange a meeting with the Board, but he may be waiting for our disbursement from NCC, before we meet.
 - b. Discussing outstanding fees that we have incurred thus far with NR is important.
 - c. Discussing the status of cases addressed by lawyer of the collection agency is important.
 - d. Transferring cases that are deed restriction violations to NR (collection Agency) will also be discussed.
4. Dry Pond
 - a. Initially, the vendors Paul H. and Forever Green informed the board that they could address the pond corrections, but later withdrew their offers due to the complexity of the problem (possible structural damages). Andrea sent pictures from the county detailing deficiencies. There is concern that the drainage pipe in the dry pond has collapsed.
 - b. Competitive Edge visited on 11/1/23. Proposal to use camera to probe the interior of the drainage pipe in question. Cost for them to use camera: \$800. Ball Park total: \$3500. Cost may be less depending on camera's findings. They will send a formal estimate; they are researching the cost of materials.
 - c. Andrea reported that York Farms was granted an Extension to Dec. 31, 2023, by County for the dry pond repairs.
 - d. It was noted that Envirotech did not give an estimate regarding the dry pond repairs.
 - e. Khim suggested and the Board agreed to contact 2 to 3 additional vendors for dry pond repair estimates.
5. Wet Pond
 - a. The Board agreed to obtain an estimate from Competitive Edge to cut grass in wet pond, since Paul H. is not available. Forever Green charges a minimum of \$1500 for their work. The board agreed, \$1500 would be too expensive.
6. Fertilizing contract with Forever Green:

- a. A question was posed to the Board, as to accept or reject the contract with Forever Green to weed and feed the grass in the front common area which will cost \$405 (4 x per year). The Board agreed to put this matter on the back burner due to the drainage issue in the dry pond. Once we determine that final cost, we can revisit this contract proposal.
7. County pond logs received:
 - a. Andrea notified Paul H. and Solitude rep. of logs to be completed.
 - b. Deadline for completion of logs, January 31, 2023.
 - c. Each vendor was emailed copies of the logs to be completed.
 - d. Stormwater Registration for ponds was updated to include Andrea Thomas as coordinator.
8. Trimming trees in common area
 - a. At least, one of the tree's branches is hanging over the street.
 - b. It was agreed that Cheetah Tree Service would be contracted to do the work.
9. Information was given about the Stormwater Management Seminar November 15, 2023 that was emailed to the Board.
 - a. Link for registration will be sent to board members.

10. Update on Underground Stream and pedestrian bridge on Kirkwood:
 - a. Stacey, Ronnie, and Sidney reported on a meeting that they had attended which was hosted by the state reps. The following was reported back to the other board members: The issue of flooding is also occurring in other developments, but on a greater scale. Later, DelDot will further investigate the underground stream matter that is draining down the sidewalk near the dry pond in York Farms. The state is doing flood studies on the situation in the other communities which may be related. We may not obtain a report on the sidewalk matter until about January 2024.
 - b. At the same meeting, there was a discussion on the dangers that is posed for pedestrians and drivers on the Kirkwood-St. Georges Rd. where the curve in the road connects with Route 71. Proposed sidewalks for the Kirkwood side were discussed to protect residents from out-of-control vehicles that pose a hazard to the lives and property of residents. A study on the latter will also be initiated.
11. Andrea gave an update on mailed violation letters. Board was asked to monitor the conditions of the following residences:
 - a. House 1 and House 2, both removed posted signs from lawn.
 - b. House 3 did not remove posted signs from the lawn.**
 - c. House 4, weeds, and uncut grass: minimum improvement made. Will follow up with the latter next spring and summer.**
 - d. House 5, checked today 11/2/23, the enclosed trailer was moved. Please continue to check.

- e. House 6, continues to park commercial van and trailer in driveway.
- f. House 7, uncut grass, shrubs not trimmed, conditions remain poor.
- g. House 8, commercial van continues to park in driveway.
- h. House 9 rental, uncut grass and shrubs, update? No change
- i. House 10 vines growing up the side of house, trash receptacle not serviced...still needs violation letter.
- j. House 11, fence gate still not replaced with the required type of gate. Given 25 days to replace it.
- k. House 12, dog was still roaming today 11/2/2023.
- l. House 13 sun-bleached exterior paint, no improvement
- m. House 14 Cornwell, fence was in disrepair, owner has several dogs kept in back yard. Update, resident has repaired damaged sections of the fence.

12. Emailed letters to the Board:

- a. Request from resident to trim backyard trees: Board members will visit the resident to verify the location.
- b. Request from resident to install solar panels: Approval was given.

13. Board Business discussed.

14. Drafts for Election/ Proposed Budget Mailing

- a. Stacey and Ronnie volunteered to organize the election mailings. Khim informed the Board that last year's election information is in the Box filings.
- b. **Andrea suggested a deadline should be set to obtain the names of nominees for the election to be posted on the final ballot.**
- c. **An early deadline should be set for submitting election/budget material to the Board. Khim will submit budget information.**
- d. **Due to the holidays, it was suggested preparing all election/budget information ahead of time.**

Paul will clean up leaves and pine needles in the entrance area.

Concerns for Paul: There were no concerns expressed by the Board.

Adjourned 8:37 p.m.