

## **Meeting Minutes for Thursday, December 7, 2023**

**Start Time: 5:30 pm**

**In attendance: Khim Taylor, Ronnie Williams, Stacey Roberts, Beverly Wallace, Andrea Thomas, Sidney Lewinson**

Note: There is business below that may need to be finalized before the end of 2023.

1. Reading of Meeting Minutes from November 2, 2023 by Ronnie
2. Presentation of Banking Matters, etc., by Khim/Stacey: information was given regarding the account balance, debits, & deposits.
3. Updated, county delinquency list and disbursement list provided by Khim/Andrea
  - A. Five highest delinquencies on list were discussed & decision to obtain status of these cases and others from the collection agency.
  - B. The grand total currently outstanding is about \$5,000 lower than the grand total outstanding in February of 2023.
4. Board's Second Request for Meeting w/ NR (waiting for reply):
  - A. The board's availability for some or all members during December was discussed for a meeting with NR.
  - B. Items that will be discussed with NR (Collection Agency):
    1. Status of their lawyer's case regarding delinquencies
    2. Fees owed by the YFMC to NR
    3. Transferring deed restriction violators to NR
  - C. Andrea volunteered to follow up with a phone call to NR about scheduling a meeting with the board.
5. Cheetah Tree Service Cost provided by Khim: \$800.00
  - A. Beverly inspected the common area & confirmed the findings of Cheetah Tree Services that some trees were uprooted and started to lean; The branches were hanging over the road which posed a hazard.
6. Competitive Edge Service Cost & repairs provided by Khim/Andrea:
  - A. Findings & Repairs by Comp. Edge Services provided by Andrea: The cost of repairs/corrections to the dry pond was \$1800. A camera was used to probe an underground drainage pipe, it indicated that the pipe was blocked, but had not collapsed. Sediment was removed from the pipe

and from areas around the pipe. Stones were also removed from the exterior of the pipe. In addition, the broken tops to the monitoring wells were replaced.

- B. Phone Conversation with Inspector about Compliance on 11/28/23: The inspector stated that because of the repairs/ corrections that were completed, York Farms will receive a letter of compliance from the County. Andrea will request written proof of compliance from the County.
7. Report from state officials about the running water on the sidewalk provided by Andrea: The state is seeking permits and a vendor to find the source of the underground water. Permits may take a while to obtain.
  8. Board members were requested to do the following before the end of 2023:
    - A. Find higher CD yields: Khim volunteered to follow up.
    - B. Find lower insurance rates: Ronnie volunteered to follow up. Comment was made that because of rising insurance rates, it may be difficult to find a lower insurance rate.
    - C. The board agreed on how to respond to a resident's request. Andrea agreed to email the resident.
  9. Status of other deed restriction violations & possible referrals to NR:
    - A. House #1: Resident continues to park open trailer & lawn equipment not removed as of 11/30/23. Commercial van is being parked in driveway.
    - B. *House #2: Exterior of house remains poor, Refer to NR.*
    - C. House #3: Van continues to be parked in driveway. Refer to NR.
    - D. House #4: exterior conditions remain poor? Refer to NR.
    - E. *House #5: repaired fence as requested by Bd.*
    - F. *House #6: no change with the sun-bleached exterior paint, Refer to NR.*
    - G. *House #7: removed posted signs as requested by Board.*
  10. Status of Reybold's Repairs to Fencing that borders York Farm Residents:
    - A. No update was given. Beverly and Stacey agreed to send a letter to Reybold about repairing the fences that border the properties of residents on the 100 side.
  11. Status on Preparation for Election from Ronnie and Stacey:

- A. Reminder was given of the By-law provision: "Election will be held every January..." pages 6 & 7
- B. It was agreed to send nomination directives and nomination ballots to residents during December 2023.
- C. It was agreed to mail election materials for the 2024 Board Election in early January.
- D. Ronnie volunteered to ask for a meeting reservation at the Bear Library.

12. Front Entrance Area/ Christmas Decorations:

- A. Paul removed wilted mums on 12/2/23 and cleaned out the areas under white gate and islands on 12/ 4/23.
- B. Concerns for Paul regarding any of the common areas: There were no concerns expressed by the Board.
- C. Christmas decoration(s) for the white gate: Board members agreed to purchase Christmas wreaths for the white entrance gate. Andrea & Ronnie volunteered to look for wreaths that were inexpensive as was requested.

Adjournment: 6:33 pm