

Agenda for York Farms Board Meeting on October 8, 2024

Start Time: 7:00 pm

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

- I. Call Meeting to Order: Andrea**
- II. Reading of the Minutes from September 5, 2024: Ronnie**
- III. Presentation of Financial Matters: Khim**
 - A. Banking updates: balances, debits, deposits:
 - B. NCC payments/disbursements, if any:
 - C. Community Insurance update:
 - D. Other Financial Matters:
- IV. New Proposals from Forever Green for Mowing and Snow Removal: Khim**
 - A. Review of FG's Proposals for 2025:
 - B. Should FG also mow both ponds:
 - C. Suggestions/Comments:
- V. Credit Owed from Solitude for Work not Done in Ponds in Aug. 2024: Andrea**
 - A. Hunter Poland, district manager (see email thread)
 - B. Carolyn Stabley, billing officer (see email thread)
- VI. Payments for Contract Work in Ponds in August & Sept. 2024: Andrea/Khim**
 - A. CalProPest's services provided & cost (Bd. to review email):
 - B. Split Rail's services provided & cost (Bd. to review emails):
- VII. Outstanding Payment from a Settlement Attorney: Andrea/Khim**
 - A. Payment to be overnighted to NR; NR to send check & their invoice to YF (review email):
 - B. If check not received, suggested follow up:

VIII. Review Recent Delinquency Spreadsheets from NCC, If Available: Khim/Andrea

A. Updates, if any:

IX. Recent Emails from NR Regarding Liens: Andrea

A. Partial payments from two residents: (see emails):

B. Repayment to Board for upfront, cost of filings (see emails):

C. Update for other properties with liens:

X. Meeting Date with NR: Andrea

A. Board Availability for zoom meeting:

B. Topic: Status of major delinquencies:

C. Topic: After what time frame do delinquent residents contact NCC, NR, or both

D. Other topics:

XI. Revisit Suggestion to Increase Dues for 2025: Board

A. Increasing costs from vendors:

XII. Contact with Gov't. Officials for Assistance with YF's Projects: Mary Ann, Ronnie:

A. Any updates:

XIII. Response from the Kamela Smith Regarding YF Meeting on 11/6/24/: Stacey

A. Any update:

B. Suggestions:

XIV. Reybold & Fencing on 100 side: Beverly

A. Update on work on 100 side:

B. Update on removal of weeds on wet pond section of fence:

XV. Code Enforcement Action Against two residences Andrea

A. Code Enforcement visits to Residence #1

B. Results of county's visits to Residence # 1

- C. Code Enforcement visits to Residence # 2:
- D. Results of county's visits to #2:
- XVI. Donation of "No Trespassing" Signs from Resident: Andrea**
 - A. Donation related to concerns about homelessness encampment:
 - B. Accept or decline donations:
- XVII. Concerns regarding three other residences: Andrea**
 - A. Numerous videos regarding a complaint emailed to Board
 - B. Suggestions regarding the above:
 - C. Uncollected trash cans being stored at curb. Suggestions:
 - D. Construction of a deck without approval. Suggestions:
- XVIII. State's Mosquito Control Information: Andrea**
 - A. Suggestion to give residents state's information ahead of spraying in spring 2025:
 - B. Accept, Decline, or Comment on the Suggestion:
- XIX. Preparation for YF Yard Sale on October 19, 2024: Beverly & Mary Ann**
 - A. Updates:
- XX. Reminder for Board Meeting at Bear Library for Nov. 6th, from 7:15 to 8:45: Ronnie**
- XXI. Reminder for Preparations for Board Elections: Stacey, Khim...**
- XXII. Reminder, September's Newsletter Was Mailed/Emailed to Residents: Stacey & Andrea**
- XXIII. Paul's Work in Common Area: Andrea**
 - A. In advance of fence repairs, he removed the vegetation away from the dry pond fence.
 - B. Weeded & removed trash from front common area.
- XXIV. Other Suggestions, Concerns, & Comments:**