

Meeting Minutes for York Farms Board Meeting on December 12, 2024

Start Time: 7:30 pm

End Time: 9:45 pm

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

I. Call Meeting to Order.

II. Reading of the Minutes from Community Meeting 11 6 2024: Khim

III. Presentation of Financial Matters: Khim

A. Banking updates: balances, debits, deposits were given.

B. NCC payments/disbursements, if any: No updates from NCC

C. Other Financial Matters:

1. \$1334.00: Funds received by the Bd. from delinquent HOA payment which was collected by NR on behalf of York Farms.
2. Khim challenged Tyler Tech. about an area behind the wet pond. Tyler Tech. reassessed the area from \$123, 600.00 down to \$10,000 - \$12,000.00.
3. Because of the rising costs from vendors for 2025, the Board will recommend an increase of HOA dues from \$150.00 to \$175.00 for the year 2025. Please note that there is a proposal to increase dues from \$175.00 to \$200.00 for the year 2026.

D. Suggestions or Comments: None

IV. December's Election Results from November's Election Mailings and Preparations for Mailings for January 2025 Election: Khim

A. Results of Ballots were reviewed.

B. Results: No resident self-nominated themselves, except for the current Board members. No one was nominated from the completed ballots which were received by December 9, 2024.

C. Mailings for Election 2025: Plans for election mailings in Jan. 2025 are cancelled since there were no new self-nominations or nominations received from the completed ballots. Ballots were mailed in November of 2024. The deadline for the ballots was 12 9 24.

D. **The above letter C is amended as corrected by the Board:** A second round of ballots will be mailed to all residents with a return deadline for mid-January

2025. The residents will simply vote either yes or no for the seven residents that self-nominated themselves. They include Mary Ann Alexander, Sidney Lewinson, Stacey Roberts, Khim Taylor, Andrea Thomas, Beverly Wallace, Ronnie Williams. No other resident was self-nominated or nominated from the first-round of ballots that had a deadline of December 9, 2024.

E. Suggestions or Comments: All residents will be informed by mail.

V. New Federal Law Guidelines for HOAs: Andrea

A. Bd. members should review the email dated 12/6/24 containing information about the new law presented in a zoom meeting by Delaware's DOJ, a private attorney, & county officials on December 5, 2024.

1. The new law was passed in 2021, but most HOAs were unaware of the new law. The federal government did not seek to enforce it until this year.
2. The Law was to go into effect by the end of December 2024, but a court injunction allowed for a temporary stay on the implementation of the law.

B. Which Bd. members must file according to the new federal law:

1. The meeting facilitators were not clear about which board members were required to file with the Treasury Dept. At first, it was said that anyone who handles funds should file. After several questions from the meeting attendees, the facilitators said that all board members had to file.
2. Agency managing HOA filings: The US Dept. of Treasury is enforcing the federal law.

C. Purpose of the Federal Law: to prevent money laundering, trafficking, & terrorism

D. HOA penalty for not complying with the law: \$591.00 per day.

E. Board should also review email from 12/6/24 regarding the exemptions under the law.

F. Second informational meeting is planned by the meeting facilitators by state and county officials in January 2025:

G. Suggestions or Comment: Bd. should sign up with DOJ for additional information, such as the lifting of the above injunction. The Board is concerned about how private information will be managed by the Dept. of Treasury. Regarding this law, our local, state and federal officials of Delaware must provide maintenance boards with continuous guidance, support and legal protection.

VI. Contact from Property Management Co. for residence #1: Andrea

- A. Contact information for the property management company was forwarded to NR and Bd. members.
- B. No response from NR
- C. Comments or Suggestions: Andrea will ask NR to confirm receipt of the above information.
- D. Suggestion: Ask NR to give a follow-up on the home closing that was scheduled for 12 3 24 and the funds due to York Farms from the closing.

VII. County Pond Registration and Logs due late January 2025: Andrea

- A. Log forms were emailed to Solitude & PQ:
 - 1. No Response from the above vendors; a reminder will be sent by Andrea to the vendors about completing their forms.
- B. Reminder given to obtain estimate for pond mowing for 2025 from Forever Green.
- C. Comments or Suggestions: Khim will request an estimate for the above service.

VIII. Violation Complaints, Action Taken or to be Taken: Andrea & other members.

A. Complaint from residence #1 about truck parking:

- 1. Certified letters sent to all parties involved.
- 2. Suggestions or Comments: The Board will continue to monitor the situation.

B. Vehicles at residence #2:

- 1. A pickup truck with a logo and an SUV being parked on grass and street.
- 2. Community letter sent to address matters.
- 3. Violation letter pending, gathering more information, any follow up information for board:
- 4. Comments or Suggestions: The Board expressed concern about the growing number of vehicular violations and will take action.

C. Vehicles at residence #3:

- 1. Multiple cars from residence parked on street.
- 2. Recent development: parking a van with logo.
- 3. Community letter sent to address matters.
- 4. Violation letter pending, gathering more information from Bd. members.
- 5. Suggestions or Comments: Board members were asked to monitor the situation.

D. Complaint from residence #4:

1. Dogs being walked in common areas; dogs are not being curbed or cleaned up after.
2. Suggestions or Comments: Signs will be purchased & posted requesting residents to curb their dogs.

E. Complaint from residence #5:

1. Complaint: loud music being played.
2. Suggestions or Comments: The Board will address the matter in three days.

IX. Recent and Past Homes Sales in York Farms: Andrea

A. The board should encourage homeowners, especially the original owners, to seek the best selling prices for their homes. It is a sellers' market. The following is from earlier sales to the most recent sales in York Farms:

1. **2021** 3,075 sf \$485,000 (4 years ago/sellers' market)
2. 2024 4200 sf \$730,000
3. **2024** **3275 sf** **\$578,000**
4. 2024 3025 sf \$450,000 Sold as is.
5. **2024** **3050 sf** **\$530,000 (low) Sale Pending**

B. Comments or suggestions: A selling agent often influences home pricing...Before selling a home, research the selling agent, local real estate market, and understand current property values.

X. Placement of Christmas Wreaths on White Gate: Andrea

1. Volunteer(s): Mary Ann volunteered to place wreaths on the front, white gate.
2. Comments or Suggestions: Andrea will give the community wreaths to Mary Ann.

XI. Any Additional Comments or Suggestions: None