

## Meeting Minutes for York Farms Community Meeting on February 5, 2025

Start Time: 7:15 p.m. End Time: 8:45 p.m. Location: Bear Library

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

- I. **Call Meeting to Order: Sidney**
- II. **Guest Speaker, State Senator Poore: Andrea or another Member**
  - A. Senator Poore provided information about the changes made by Delmarva and new information regarding reassessments and appeals. Information should be released to the public in mid-February 2025.
- III. **Guest Speaker, State Representative Kamela Smith: Stacey**
  - A. Representative Smith added to the discussion about new charges from Delmarva and community concerns.
- IV. **Financial Matters: Khim & Stacey**
  - A. Banking updates: balances, debits, deposits were provided.
  - B. NCC payments/disbursements were noted, as well.
  - C. Other Financial Matters: None
- V. **Voting Results for the 2025 Officers and the 2025 Budget: Khim & Stacey**
  - A. Elected Board Members: Officers from 2024 were re-elected.
  - B. Discussion of the 2025 Budget: Questions about the budget were answered by Khim.
  - C. Results of the Vote for the 2025 Budget and Proposed Increase: Four residents opposed the measures. However, the measures did pass.
- VI. **Reasons for Proposed Increases in Dues by Increments of \$25.00: Andrea**
  - A. 2024 HOA dues: \$150 2025 HOA dues: \$175 2026: Proposed increase, \$200
    1. To minimize the effects of higher dues on our residents
    2. To avoid increasing the number of HOA delinquencies
    3. Consideration for the retirees in York Farms
    4. Consideration for all residents during reassessment by the county
- VII. **Reasons for Increased Dues: Andrea & Khim**
  - A. To cover increased maintenance costs
  - B. To be better prepared for emergencies and capital improvements: fencing for both ponds and replacement of the white entrance gate (unstable and aged)
- VIII. **HOA Delinquencies: Andrea**

- A. **Sixteen residents have delinquencies for a total amount of \$13,321.00.**
- B. Residents with **Court Cases**: On January 15, 2025, the Board requested the status of each of the court cases from Neighborhood Resources. NR is waiting to hear from their lawyer. The Board will remain focused on this matter.
  - 1. **One** resident paid delinquent dues/legal fees/collection fees in Jan. 2025.
    - a. **The above resident paid \$2599.04** in delinquent dues and **\$407.59** in miscellaneous fees for a total of **\$3006.63**. The amount was obtained by Neighborhood Resources on behalf of York Farms as a result of a home sale.
  - 2. **Four** residents with **Court Cases** owe a total of **\$11,081** (no update from NR).
    - a. Resident #1 owes \$2728.
    - b. Resident #2 owes \$2524.
    - c. Resident #3 owes \$1790.
    - d. Resident #4 owes \$4039.
- C. Residents with **Liens**:
  - 1. **One** resident paid all delinquent dues and **\$220.00 to York Farms for lien fees.**
  - 2. **Three** residents paid all delinquent dues but still in collections for lien fees & other fees.
- D. **Twelve Residents owe amounts from \$100 to \$300** in delinquent dues; the total amount owed by the twelve resident is \$2, 240.00
- E. A Delinquent Payment of **\$1334.00 paid** for violation of the deed restrictions.

**IX. Federal Law Regulating Maintenance Corporations: Andrea & Khim**

- A. *Notification Date*: Zoom meeting in December 2024
- B. *Regulation*: Board members and the York Farms Maintenance Corp. must be registered with the U.S. Treasury Dept.
- C. *Purpose of the Regulation*: to prevent money laundering and human/drug trafficking.
- D. *Injunctions*: implementation delayed on at least two occasions.
- E. *Cancelled Deadlines*: January 1, 2025, and January 13, 2025
- F. Penalty for Not Registering: Delaware's DOJ cited \$591.00 per day. Other sources cite up to \$591.00 per day.

**X. Important Ways to Increase Property Values: Andrea & Other Bd. Members**

- A. *Enforcement of Deed Restrictions by the Board*:
  - 1. Violations are addressed: unemptied trash receptacles, parking on grass, uncut grass & shrubs, etc.

B. Aggressive vs. Non-Aggressive Marketing of Homes by Residents:

1. Research selling agents carefully; compare agents.
2. Research the sale of comparative properties in the area.
  - a. 2021      3075 sf   sold for \$485,000.
  - b. 2023      3475 sf   sold for \$539,500.
  - c. 2024      4200 sf   sold for \$730,000.
  - d. 2024      3275 sf   sold for \$578,000\*
  - e. 2024      3025 sf   sold for \$450,000.
  - f. **2024      3050 sf   sold for \$530,000\***
3. **Obtain the best agent and market value for the sale of your home.**

C. Proper Home Maintenance by Residents:

1. Thank you to our neighbors who have great curb appeal.
2. Spring Campaign 2025:
  - a. A licensed & insured contractor is available to do work in the community.
  - b. He will provide a discount for residents if 10 or more residents sign up for his services. At the start of the Spring Campaign, the Board will email a sign-up notice to the residents. The sign up is not binding. The contractor needs to know how many residents may be interested in his services. **As always, we encourage residents to obtain references from the vendors that choose to hire.**
  - c. This is an opportunity for residents to make exterior repairs or paint the exteriors of their homes which will help to keep property value high.

Adjournment: 8:45 p.m.