

# ***York Farms Maintenance Corporation***

## ***Executive Board Meeting Minutes***

September 23, 2017

### **I. Call to order**

Valerie DeLisle called to order the Board Meeting of the York Farms Maintenance Corporation Board at 10:00a on September 23, 2017 at Troop II.

### **II. Roll call**

The following Board members were present: Valerie DeLisle, Dawn Nichols, Karin Bell, Andrea Thomas. Susan Bookout, Julie Gray and Bob Hunter were not present. Two residents/Committee members sat in to observe the meeting.

### **III. Open issues**

Animal living in rear wet pond – The fox has left and not returned. No further pond damage has been observed. We are checking with Mountain Top to see if the holes have been filled from the fox den.

Fence surrounding rear wet pond – The chain link area of the fence is still in need of repair. The Board has been hesitant to spend the funds to repair it again because it tends to be vandalized again as soon as we do. A Board member fixed the fence at no-charge previously and it was broken again within a week. Since we are not required to have a fence, Karin Bell will check with the County Code to find out - if a fence exists, must it be kept repaired when it is continuously vandalized. Reybold was previously notified by email of this and we received no response. Dawn Nichols will contact Reybold again since individuals coming from Hunters Run are believed to be the vandals. Reybold will have to reimburse us 30% of all costs to repair the fence.

Fence to the left of rear wet pond separating York Farms and Hunters Run - This fence is in disrepair and leaning. Dawn Nichols to contact Reybold asking them to repair it, the fence belongs to Reybold.

No soliciting sign at front entrance – the no-soliciting sign requested by a resident was purchased, received and placed. Soliciting continues within York Farms. It is believed that, although no-soliciting signs at a community entrance and on homes can act as a deterrent, companies and individuals can still legally solicit. Valerie DeLisle will contact the County to ask if people must have a permit to legally solicit.

Bushes in entrance median – The larger median area is in dire need of repair since a car drove over it damaging a lot of our bushes. We have a copy of the police report and are investigating whether or not we can file a claim with the offender's insurance company to recover the cost of the damaged bushes. The Board discussed 3 different options – 1. Replacing the damaged bushes with the same type and re-spacing existing bushes to have about 14 bushes (9 existing and 5 purchased) instead of 22 – they tend to get large and grow together, the least expensive option but would need continuous

maintenance and issues with bush replacement as needed 2. having all plants removed and replacing with a nice rock/stone garden with colors that match our sign (blues/grays/whites) which would also alleviate the need for continuous maintenance, 3. Having all plants removed and replacing with some type of mosaic where the stones would be cemented down to avoid threat of vandalism with thrown rocks, also alleviating the need for continuous maintenance. Mountaintop has been contacted requesting a quote on all 3 options and then the community can be given a chance to vote on their preference knowing the approximate cost of each option.

Littering – Continues to be a problem, some Board members have been cleaning up trash but within a couple of days it is a mess again. We discussed the option of asking local schools if students would like to participate in clean-up periodically for community service hours.

Outstanding Dues Collection – Residents with outstanding balances per NCC have received past due notices from the Board and claims have been filed against 4 residents for past due amounts. We have set up payment plans with several residents to help get their balances down. The Board discussed how to address amounts from 2005 and prior and will continue to look into this matter and vote on a course of action at a future Board meeting.

Insurance Policy Review – Dawn Nichols has researched our insurance policy to confirm if we have adequate coverage. It was determined that we have more than adequate coverage for our Community needs and Dawn is also going to obtain quotes from other insurance companies to see if we can get a better price since our policy rates are increasing every year.

Speeding within the Community – This continues to be a problem. Dawn Nichols spoke with an Officer who stated that if we get the police involved, we will have no control over when they are in our development and they would speed trap our community as they see fit and issue tickets. Dawn Nichols is investigating with DelDot to inquire about speed bumps and radar signs and Valerie DeLisle also has a message in to Valerie Longhurst for guidance on obtaining a radar sign at little or no cost.

#### **IV. New Business**

- a) Road Repair – Our road is once again in need of repair, Valerie DeLisle will contact Valerie Longhurst to inquire about obtaining funds for street repairs/re-paving.
- b) Declaration of Restrictions Revisions – the Board had previously agreed by majority vote to ask an Atty about revising the Declaration of Restrictions to make the document wording more consistent and understandable. It was determined the document can legally be revised now, with just Board member signatures, provided no rules are changed in the process. Valerie DeLisle made proposed changes to the entire document prior to the meeting and emailed it to the Board for review. A vote on the changes was not taken, some Board members would like additional time to further review the proposed changes and discuss at a future meeting. A resident/Committee member present asked for examples of some existing wording errors and an example was given.
- c) Architectural Review Committee Charter – The Architectural Review Committee has written a Charter which, was submitted to the Board for review and vote. Valerie DeLisle suggested some

changes to the document, which were given to the Committee at the meeting. No vote was taken, the document will be voted upon by the Board after it is re-submitted.

- d) Lawn Maintenance – Forever Green had contacted Valerie DeLisle stating that with the wet summer we have had, the grass has continued to grow rapidly, which may cause us to exceed the amount of mows in our contract, which may also cause us to exceed the budgeted amount. The Board previously discussed this and voted that they would allow Forever Green to exceed the number of contracted mows, only if needed, and instructed them to skip a week if we enter a draught and the grass is not in need of cutting.
- e) A resident/Committee member present requested a meeting with the Board to discuss some issues, another Board meeting will be scheduled within the near future and notices will be distributed to all residents once the meeting is scheduled.

#### **V. Executive Session**

- a) We ran out of time allowed in our meeting room and were not able to discuss our executive session items.

#### **VI. Adjournment**

Valerie DeLisle adjourned the meeting at 11:30am.

Minutes submitted by: Valerie DeLisle

Minutes approved by: Andrea Thomas