

# Minutes for York Farms Community Meeting

**Meeting Location:** Bear Library

**Date:** November 6, 2024

**Time:** 7:15 pm to 8:45 pm

**Board Members:** Mary Ann Alexander (Director), Sidney Lewinson (President), Stacey Roberts (Director), Khim Taylor (Treasurer), Andrea Thomas (Vice President), Ronnie Williams (Secretary).

**I. Call Meeting to Order: Sidney**

**II. Welcome to State Senator Poore for Her Support and State Rep. Longhurst's Support for York Farms: Andrea**

A. Provided funding/authorization for:

1. Unblocking the conduit in YF to prevent future road floodings.
2. Rerouting the drainage of an unground stream from the roadway in YF.
3. Repairing a sinkhole by installing underground concrete pipes between 134 & 136 Cornwell Drive.

B. Senator Poore informed the attendees of new legislation to protect consumers who rent cars.

C. She also explained the delay in the road construction along Route 72. With the infusion of federal funds, the project had to be reconfigured to meet certain federal requirements.

**III. Welcome to Our Neighbor & State Representative-Elect Kamela Smith to the Meeting: Stacey**

A. Stacey welcomed State Representative-Elect, Kamela Smith, who lives in York Farms.

B. In welcoming the state representative-elect, Stacey said that the community looks forward to the positive impacts that Kamela Smith will bring during her term of office.

**IV. Financial Report for the Community: Khim**

A. 2024 Budget was explained in detail.

B. The remaining amount in the CD was given.

C. Residents in attendance were made aware of a proposed increase in HOA dues for the 2025 Budget and the reasons for the increase which is due to the rising costs of maintaining the common grounds in York Farms and other expenses.

D. Vendors' contract Increases for 2025 were noted by the treasurer, Khim.

E. An increase in HOA dues is needed to replace fencing in either the wet pond or dry pond: Estimate for wet pond is \$7,000.00. An increase in dues is also needed to offset rising costs to maintain the common ground.

F. Other Financial Matters: None

**V. Collection Agency (Neighborhood Resources or NR) and Delinquencies: Andrea & Khim**

A. Currently, there are twenty-one residents that are delinquent for a total of \$16,408.

1. **\$2600** owed by resident one, case transferred to superior court; filed for sheriff sale.
2. **\$2523** owed by resident two, case being transferred to superior court; filed for sheriff sale.
3. **\$2398** owed by resident three, case being filed in Common Pleas Court; judgment will be renewed.
4. **\$1673** owed by resident four, case has a Superior Court judgment, will file for wage attachment.

5. **\$639** owed by resident five, lien placed on property, in negotiations with NR.
6. **\$453** owed by resident six, NR's lawyer is involved to find landlord's primary address; owner will be served.
7. **\$455**, Lien placed on property, attempted to serve owner (landlord) with summons. NR's lawyer will try to find landlord's address so that owner can be served.
8. Seven residents each owe from **\$160 to \$165**.
9. Five residents owe one of the following amounts: **\$220, \$154, \$140, \$113, \$10**.

- B. Excluding the above, there are two residents with liens paid HOA their fees. However, they still owe for lien fees to York Farms and collection fees to NR. These residents are in negotiations with NR.

**VI. Neighborhood Resources Involvement in Other Cases: Andrea/ Khim/Stacey**

- A. NR acquired **\$347.00** from a closing attorney: payment related to past legal fees paid by York Farms.
- B. NR acquired **\$1334.00 for York Farms** from a closing attorney; payment is related to HOA violations and York Farms' legal fees.

**VII. Pond Work, Compliance, & Costs: Andrea**

- A. August 2024 county pond inspection report contained minor deficiencies.
- B. The Board contracted with CalProPest Services (\$650.00) to repair rip rap and fill an animal burrow in dry pond and wet pond, respectively.
- C. With the corrections to the pond, York Farms received a letter of compliance from the county for the ponds for 2024.
- D. Solitudelake is contracted for monthly treatments of the ponds.
- E. Split Rail Store was contracted for fencing repairs in dry pond at a cost of \$1,100.25.

**VIII. Contract with Neighborhood Resources to Manage HOA Violations: Andrea/Khim**

- A. Attendees were given detailed information about the terms of the above contract.

**IX. Violations & Complaints Addressed by the Board in 2024: Andrea and other Board Members**

- A. Political Signs: The First Amendment may protect the right to post signs.
- B. Disruptive House Parties
- C. Disruptive Pool Parties
- D. Uncollected Trash Receptacle at Curbside
- E. Lawn maintenance
- F. Residents' fencing in need of repair.
- G. Reports of tractor without trailer being parked overnight:
- H. Parking of vehicles with logos in York Farms; vehicles must be garaged.

**X. Fencing Repairs by Reybold on the 100 side of York Farms: Beverly**

**XI. A. Fencing was repaired by Reybold.**

**XII. Proposed Mosquito Spraying for York Farms in the Spring of 2025: Andrea**

- A. The service provided by the State.
- B. The Board will email information to the community. Please carefully read the information.

**XIII. Preparations for the 2025 Board Election and Budget: Khim, Stacey, and Other Members**

**XIV. Additional Matters: None**