

York Farms Maintenance Corporation

Executive Board Meeting Minutes

May 25, 2017

I. Call to order

Valerie DeLisle called to order the board meeting of the York Farms Maintenance Corporation Board at 6:45pm on March 1, 2017 at 154 Cornwell Drive, Bear, DE.

II. Roll call

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

III. Open issues

- a) Animal living in rear wet pond – Dawn Nichols contracted Vermin LLC to put down deterrent and to monitor the animal activity. It was found to be a large fox den with at least one baby fox. The den has many tunnels and several exit holes that may eventually damage the structure of our pond. Trapping is not an option at this time with a mother nursing young. We will continue deterrent and will visit the option of trapping after summer. We caught teens from Hunters Run trespassing to photograph the foxes and feed them and they were asked to leave. I e-mailed Reybold to notify them of this.
- b) Fence surrounding rear wet pond – The fence continues to be vandalized. Dawn & Brian Nichols attempted a repair on the open chain link area to avoid yet another costly repair. The also put up 6 no trespassing signs around the pond, which they donated. Since then, 5 of the 6 signs have been removed/stolen and we are told there are 1-2 new breaks in the fence. I e-mailed Reybold to notify them that they will be sharing in all of these expenses since they share pond expenses and we frequently catch teens trespassing from Hunters Run and believe they are the ones vandalizing the fence.
- c) No soliciting sign at front entrance – Valerie printed three inexpensive signs (all under \$15) to choose from that she found on Amazon.com. Out of the three, one was chosen by the majority of the Board Members. We decided to explore the option of pricing a custom sign that would match our entrance sign but found that it would cost more than \$200 after receiving 2 quotes. We are waiting on a final vote from all Board members on whether or not to order the one chosen at the meeting.
- d) Bushes in entrance median – We all agree that the bushes are too overgrown to be trimmed down and many of them are dead or dying. They must be replaced. Dawn Nichols did some research with a nursery and found two alternatives that are drought, salt, full sun resistant and would do well in that area. One is an evergreen and one flowers in spring/fall but leaves fall off in winter. We are considering purchasing fewer plants and spacing them further apart so they do not grow together again as they get bigger, and having them trimmed annually to prevent overgrowth. The Board has

not yet priced any plant replacement or decided on what to put down. Once we make a decision on the plants we will obtain a price from both Mountaintop (who cuts our pond areas) and Forever Green (who cuts our common grass areas) for the planting. If possible we can plan for a fall planting.

- e) Trees – We had two trees along the fence of the rear wet pond that were falling over toward a residents property. Jamie DeLisle & Brian Nichols donated their time to cut down the two trees and took all but the stumps to the yard waste recycling. Once those two trees were gone another dead tree was noticed so that was also cut down. The stumps still remain by the fence since the yard waste won't accept things that thick.
- f) Littering – Valerie DeLisle has walked the areas from the stop sign to the entrance twice to pick up litter. It is becoming a big problem – as soon as we pick it up there is more trash the next day. We issued a notice with the bylaw ballot asking residents to please ask their family members and visitors not to litter.
- g) Bylaws – 11 Residents submitted their votes on bylaw content resulting in two line items changed. We made the changes and mailed a new ballot for final approval to residents. If we do not receive many ballots back we will all take a stretch of homes and go door to door to have ballots signed.
- h) Outstanding Dues Collection – We are working to collect ALL outstanding dues, both large and small amounts. 1st and 2nd notice letters have been sent to everyone outstanding and several residents have responded requesting payment plans. One other resident asked to pay by credit card for their outstanding balance and we set that up and were able to collect that amount by also charging back the 3.5% credit card fee so we would not pay that out of pocket. We have set up with JP Court to allow us to file claims and represent ourselves so we will not have to pay attorney fees for collections unless it is required for difficult cases. This will help reduce collection expenses and not limit us on what we can/should attempt to collect.
- i) Insurance – We have decided to review our insurance policy to see if we are covered for everything we need and not covered for things we don't. Dawn Nichols has those files and will research that. We may also consider changing insurance companies with a Board Member vote as the current insurance company has not been very responsive to our questions.
- j) Speeding On Our Roads – Speeding has become a big issue and several residents are complaining about safety. Someone even witnessed a motorcycle speeding past a school bus by Yorkshire Court with its lights flashing. We discussed several possibilities such as posting a notice on our sign by the entrance, talking to NCC about obtaining a solar speed limit sign that flashes your speed, or asking a Police Officer to sit in the development – who will issue tickets. So far we have posted a sign at the entrance and are still looking into other ideas and will speak to a NCC Officer for suggestions.

IV. New Business From Residents Present

- a) Littering – A suggestion was made to ask the community for volunteers for community clean-up. We could assign two different people each month to walk the common areas to pick up trash so that

the task is distributed among other people. All present were in favor of this idea and this was added to the notice sent to all residents with the bylaw ballot.

- b) Noise Complaints – A suggestion was made via e-mail prior to the meeting by a resident to find a solution for noise issues during the night. Motorcycles can be heard in the middle of the night waking people up. We discussed the possibility of a volume device that can be set by NCC Police and if it is found to have excessive noise they can patrol the community. No decision has been made on this issue.
- c) Parking – A suggestion was made to prohibit parking on the street within the community. After discussion we agreed that we cannot prohibit parking in the street but we do already have rules in place stating that residents must ask their visitors to only park on THEIR side of the street and cannot park directly across from another vehicle. We reminded residents of these rules on the notice sent to all residents with the bylaw ballot.

V. Executive Session

- a) The remainder of the meeting was Executive Session, Board Members only, to discuss sensitive issues regarding specific residents. These issues are not included in meeting minutes to protect the privacy of our residents.

VI. Adjournment

Valerie DeLisle adjourned the meeting at 9:00pm.

Minutes submitted by: Valerie DeLisle

Minutes approved by: Susan Bookout, Dawn Nichols