

## York Farms Meeting Minutes from February 8, 2024

Zoom Meeting Time: 7:45 p.m. to 8:33 p.m.

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

- I. **Meeting Called to Order.**
- II. Reading of the minutes from Annual Meeting on January 10, 2024 by Ronnie
- III. Correspondence from Speaker of the State House of Rep., Valerie Longhurst & State Senator Nicole Poore regarding drainage projects in York Farms (Read by Khim; see last page).
- IV. **Official Record of the 2024 Board Members and Respective Offices:**
  - A. Mary Ann Alexander: Director at Large
  - B. Sidney Lewinson: President
  - C. Stacey Roberts: Director at Large
  - D. Khimula Taylor: Treasurer
  - E. Andrea Thomas: Vice President
  - F. Beverly Wallace: Director at Large
  - G. Ronnie Williams: Secretary
- V. **Official Count of the yes and no votes for the 2024 Budget & the Approval of the HOA Increase from \$125 to \$150 (Stacey, Khim, Ronnie, Sidney):**
  - A. The above members will obtain an official count of the yes and no votes.
  - B. Addendum: An official count was received on 2/10/24. The increase & budget were approved 6-1 by the Board; nine residents voted against the proposed measures.
  - C. The county's invoices with the HOA fee of \$150.00 will be mailed in March; the payment deadline is **April 30, 2024**. See York Farms.org for payment methods, etc.
- VI. **Announcement to Residents on the Approved 2024 Budget & the HOA Increase:**
  - A. Residents will be notified by email or mail. The announcement will be placed on yorkfarms.org.
  - B. Ronnie volunteered to post the approval on the message board in the front entrance.
- VII. **Presentation of Financial Matters by Khim and Stacey:**
  - A. Banking Updates: Deposits, Debits (payments to vendors & paid taxes), & Balances were provided.
  - B. Taxes Paid: Corporate and Franchise taxes.
  - C. Registration Updates: NCC Maintenance Billing registration was completed. NCC will review and confirm receipt of registration.
  - D. 2023 federal tax will be prepared by the accountant.
  - E. Reybold Reimbursement Request: Letter was emailed to Reybold requesting partial payment for the yearly service expense for the wet pond.
  - F. Neighborhood Resources was paid \$400 for filing liens against 4 residents for nonpayment of HOA dues. Each filing was at a cost of \$100 each.
  - G. Snow reimbursement: On 1/19/24 Snow measurement was 5.30" which qualifies for reimbursement from DelDot. Andrea will contact the DelDot office for clarification.
- VIII. **Tree Removal in Back Common Area (Andrea or Khim):**

- A. Three estimates were obtained: \$600, \$950, \$2700. The vendor providing the \$600 bid withdrew the offer.
- B. 1-2 Tree Gone Tree Service removed the large, uprooted tree for a cost of \$950.
- IX. Residents' Suggestion during the 1/10/24 Annual Bd. Meeting to Create a Separate (bank) Account for Private Donations to Help Offset the Budget Deficit of over \$9,000.**
  - A. The Board agreed to explore the option to accept private donations.
  - B. Khim volunteered to look into the matter regarding 501(c) or 501(c)3 status in setting up a separate account for separate donations.
  - C. Khim will request the accountant to prepare the 2023 federal tax forms and ask him about the requirements for setting up the above-mentioned bank account.
- X. Grant Programs for Communities (Andrea):**
  - A. Andrea will look for grants that provide needed benefits York Farms; income tax filings and other financial statements are required from York Farms.
- XI. Stormwater Management 2023 Log Registration (Andrea):**
  - A. Completed pond logs from Solitude and Mountain Top were submitted to the County on 1/17/24; deadline was 1/31/24.
  - B. On 2/8/24, the county confirmed receipt but has not started the review process.
- XII. Required Replacement of Sections of the Wet Pond Fencing (Andrea):**
  - A. Several estimates will be obtained for the replacement.
- XIII. Condition of the White Entrance Gate (Andrea & Ronnie):**
  - A. The gate is heavily soiled and distressed.
  - B. Suggestions from the Board:
    1. Obtain an estimate from a vendor to paint the gate.
    2. Beverly suggested that the Board members paint the sign to offset the expense.
    3. The Board will determine the best option after the vendor's estimate is received.
- XIV. Concern Expressed Due to Large Truck or Tractor Parking Inside York Farms around 3 a.m. or 4 a.m.:**
  - A. The truck makes monthly visits, parking for several hours in the dark, idling its engine for long periods of time. Our roads are too narrow for this type of parking.
  - B. The Board advises residents to call either the non-emergency number (302 573 2800) or 911.
- XV. No Response from Neighborhood Resources for Proposal to Handle Violations:**
  - A. NR has not provided a written proposal; Andrea will contact NR again.
- XVI. Violation Not Cured by Resident:**
  - A. Resident refused to accept certified mailed letter of violation.
  - B. A Board member contacted the resident in person about the violation; the resident agreed to resolve the matter but has not done so.
  - C. Stacey volunteered to follow up with an email to the resident about the violation.
- XVII. Additional Comments or Suggestions from Board Member:**
  - A. Ronnie contacted a different insurance company to obtain a competitive rate for York Farms.
  - B. Ronnie will follow up by providing additional information to the company.

Adjournment: 8:33 p.m.



DELAWARE GENERAL ASSEMBLY  
STATE OF DELAWARE  
LEGISLATIVE HALL  
DOVER, DELAWARE 19901

February 2, 2024

Dear Neighbor,

We are pleased to inform the York Farms community that we have secured the funding to address the underground spring that has been causing water to run down the sidewalk along Cornwell Drive.

We have collaborated with the New Castle Conservation District and asked them to investigate the cause and provide us with their recommendation to solve the issue.

The New Castle Conservation District will be installing an underdrain system that will divert the water and outlet into the nearby wooded area. In addition, they will also be replacing the sidewalk as needed in the area of this project.

We will be sure to provide any additional details on this project as we receive them.

We would also like to thank Ms. Andrea Thomas, Ms. Stacy Roberts, and Ms. Rhonda Williams of the York Farms Maintenance Corporation for their service to the York Farms community. We truly appreciate their assistance in keeping us up to date with any issues in the community.

We are always more than happy to assist our wonderful neighbors in York Farms with road repaving and drainage projects, as well as any other issues you may be experiencing.

As always, if you have any additional questions or concerns, please do not hesitate to contact our offices.

Sincerely,

Handwritten signature of Valerie Maglio Longhurst in cursive.

Valerie Maglio Longhurst  
Speaker of the House  
15<sup>th</sup> Representative District

Handwritten signature of Nicole Poore in cursive.

Nicole Poore  
Senator  
12<sup>th</sup> Senate District