

## YORK FARMS BOARD MEETING MINUTES

Date: November 11, 2020

Meeting Start Time: 7:30 pm

Officers present via phone conference:

Andrea Thomas, Vice-President

Khimula Taylor, Treasurer

Rhonda Williams, Secretary

Matters discussed by the Board:

1. Andrea and Khimula agreed to take care of the matters regarding the website for York Farms which includes Network Solutions and Wix.com
2. Andrea recommended that the Board continue to focus on the concern of speeding in the community, even though, the matter was addressed in a newsletter to all residents and a flyer placed on the 100 side of Cornwell Drive. Khimula and Ronnie were in agreement to remain focus on speeding by residents in the community.
3. Andrea suggested purchasing signs that state, "slow down", or "25 m.p.h speed limit". The signs would be posted on poles throughout areas on Cornwell Drive. Khimula and Rhonda suggested the purchase of 4 lawn signs to be placed around the development. Khimula will order the signs. To be cost effective, Rhonda volunteered to make additional signs. Rhonda agreed to post the reminder, "children at play" and the "25 m.p.h. speed limit", on the message board in the front common area, as well. It was agreed by the Board to continue to send out letters to speeders.
4. Concern was expressed about individuals from the community that litter on a regular basis in the common area. It was noted that the same kind of food wrappings and drink containers are regularly tossed onto the front common area. It was noted that it is difficult to keep the area free of trash, even though, board members and our vendor clean the area regularly.
5. Board agreed to have Khimula write a \$35.00 check for a court filing against a resident for delinquent dues.
6. Andrea noted that a tax preparer prepared York Farms' federal tax form 1120-H for 2019. The tax preparer provided the service for free.
7. Andrea noted, since October 2, 2020, Reybold was contacted numerous times to make repairs to the rip rap and the eroded soil in our wet pond. The damage is due to the buildup of trash in Reybold's outlet on their side of the fence. It was also noted that Reybold said, they would make repairs, but have not done so. In addition to the phone call and emails, a letter by certified mail will be sent to Reybold stating that they are 100% responsible for the repair to rip and rap. In addition, the letter will state that the repairs to the wet pond must be completed before York Farms is cited by the New Castle County.

8. The most recent delinquent list supplied by the County was reviewed by the Board. \$17, 621.00 is outstanding which includes both balances and interest accumulated. Since communication from the current law firm has remained inconsistent, as a precaution, the board will explore the services of a different lawyer, Nicole, suggested by Rhonda. The Board reviewed the phone conference that they had with Nicole, regarding her legal services. Nicole suggested either the use of her service to address delinquencies or the use of a collection agency. The current Board will continue to review the options.
9. After the Board's conversation with Nicole, Khimula agreed to ascertain a fee schedule and introductory pricing from Nicole. Andrea suggested that the information would be compared to the fees of MVZ. All information will be collected together to be reviewed by the next group of officers in 2021.
10. Andrea suggested that the Board think about giving additional names of delinquent residents on the County list to the firm of MVZ, or the next lawyer for the purpose of garnishment. Other action should be taken beyond the court status of liens and judgments. It was noted that when the Board recovers HOA dues by way of legal action, it must include the resident's HOA outstanding balance, and what is owed the community due to collection fees charged by the lawyer.
11. Board agreed to fine resident regarding uncured violations in 2019 and 2020. Collection of the fine will be sought in JP court 13.

Meeting adjourned: 9:00 p.m.

Minutes submitted by: Andrea Thomas

Minutes approved by: Board