

Addendum to York Farms Annual Board Meeting Minutes of 02/25/20

Special Meeting Called on 04/8/2020 via phone conference call

Andrea Thomas, Vice President called the meeting to order at 7:00 p.m.

Members present via phone conference call: Andrea Thomas, Khimula Taylor, and Rhonda Crommarty Williams

Purpose of Special Called Meeting: Andrea Thomas explained that this special meeting via phone conference was called due to the fact that a quorum of residents were not present at the 2/25/20 annual meeting and the cancellation of the scheduled follow up meeting on March 19, 2020 due to Covid. The purpose of the special meeting is: to discuss and implement the procedures that were advised by our law firm, to discuss matters related to the transitioning from the previous board (Andrea Thomas, Julie Gray, and Jay Acosta) to the new board (Andrea Thomas, Khimula Taylor, and Rhonda Crommarty Williams), to set forth immediate and future measures to be taken by the 2020-2021 board members, and to discuss remaining business from the previous board that must be addressed.

Matters Discussed:

1. Andrea Thomas listed the office positions and described related responsibilities as described by the Bylaws.
2. The members in attendance reviewed the content of the email from the new, law firm of Morton...whereby the firm instructed the new Board on how to proceed legally as a Board guided by our bylaws.
3. Khimula Taylor (Treasurer), Rhonda Williams (Secretary), and Andrea Thomas (Vice President) chose their, respective positions on the board.
4. Khimula Taylor and Rhonda Williams discussed if they wanted to have their contact information placed on the York Farms website.
5. Andrea Thomas informed the members that the bank manager at Artisan requested the latest meeting minutes listing the names of the new officers. Earlier, it had been relayed to the bank manager that due to a lack of quorum during the 2/25/2020 meeting, and the forced cancellation of the March 19, 2020 meeting due to Covid-19, the names of new officers were not listed in any minutes. No board members had not been elected or appointed due to a lack of quorum. This special meeting on 4/8/2020 is called to appoint such officers.
6. Khimula Taylor and Andrea Thomas, now as newly appointed or elected officers, agreed to visit the bank on Friday, 4/10/2020 to add their names to the bank account of York Farms.
7. Because residents may be adversely affected by Covid, the members agreed to request residents to contact the Board, if they are having difficulty paying their HOA fees.
8. Andrea Thomas explained that the new law firm was contracted to address the four highest HOA delinquencies from past years. Khimula inquired as to who recommended the use of a new firm? Andrea Thomas explained that the previous Board of Andrea Thomas, Jay Acosta, and Julie Gray agreed to contract with Morton, Valihura & Zerbato (MVZ), because about \$16,000 was outstanding in HOA fees under the previous law firm of Fornias. MVZ was recommended by another community. The previous Board agreed to use the collection measure of garnishment through MVZ.
9. It was noted that the firm of Fornias ceased communication with the Board, once the four cases were transferred to the firm of MVZ. The new Board agreed to continue to evaluate the success rate of MVZ.
10. It was pointed out, that even though numerous ballots were mailed out in February and March of 2020, coupled with the personal appeals from Rhonda Williams and the previous board members to residents to vote, a quorum was not achieved.

Based on this, there was agreement on Khimula's and Rhonda's suggestions to continue previous efforts of the former Board by increasing participation from the community by directly interacting with neighbors, emphasizing the importance of participation in community matters, and collecting ballots by going to the doors of the neighbors.

11. Rhonda agreed to post the community sign whenever necessary and pick up mail from the community P.O. Box. She also suggested, and it was agreed to post a reminder on the sign that HOA payments are due soon.
12. It was noted that members of the previous board will contact Reybold Management Co. regarding the amount of funds that they owe York Farms for their share of the maintenance of the wet pond. If possible, they will also complete the tax forms for the community.
13. Members discussed the community bank balances as of December 2019 which was listed in mailings to the residents. It was agreed to restrict future spending, due to the limited amount of funds in the checking account, and the limited number of HOA payments coming into the account at this time.

Meeting adjourned at approximately 8:30 p.m.

Minutes submitted by: Andrea Thomas

Minutes approved by the Board