

# **York Farms Maintenance Corporation**

## **Board Meeting Minutes**

April 16, 2019

### **I. Call to order**

The meeting was called to order at approximately 6:32pm on April 16, 2019 at 156 Cornwell Drive.

### **II. Roll call**

The following persons were present: Board Members Valerie DeLisle, Andrea Thomas, Jay Acosta and Julie Gray, Paul Darring from the ARC and one Resident.

### **III. Open issues**

- a) Board Member Positions – The Board Members voted on the following positions, President – Valerie DeLisle, Vice President – Andrea Thomas, Treasurer – Julie Gray, Jay Acosta – Secretary. All votes were unanimous.
- b) Common Ground Maintenance – Valerie DeLisle updated the Board and advised Paul worked on one side of the common grounds along the entrance and very shortly he will start working on the other side – trimming back the overgrown brush, etc.
- c) Dues Billing – Valerie DeLisle advised the Board that NCC has been applying a fee of \$6.25 per home to mail maintenance bills to the homeowners. Commencing 2020 NCC will increase the fee to \$10.75, which would be a \$495.00 increase for the Community annually. In order to save on this cost, the Board voted yes to transition towards its own billing now that a printer has been purchased and the process can be easily handled by the Board.
- d) Spring Clean-Up Event – Andrea Thomas sent out a flyer to homeowners to encourage exterior maintenance now that the weather was warming up. Homeowners have until May 20, 2019 to clean and maintain the exterior of their homes. The Board voted yes to send notices to homeowners regarding home/property repairs needed in order to be in compliance with the YFMC Declaration of Restrictions in early June. Julie Gray will place a reminder at the entrance sign.
- e) Mosquito Spraying – Valerie DeLisle advised the Board that Residents who submitted a vote prior to our Annual Meeting voted yes to community mosquito spraying. On March 3 she inquired about the mosquito spraying process. An individual did come out the community to take samples of the pond water and assess the type of mosquito larvae present. Since our community is circular it is expected the mosquito spraying will be effective. When mosquitos become more present (around June when the larvae hatch) Valerie DeLisle will call to request spraying. The agency responsible for spraying will let us know when they will spray and there is a number to call if a Resident does not want spraying in front of their home. The spraying will take place at night and they will do one pass around the community with lights on to notify Residents spraying is about to commence and they will spray on the 2<sup>nd</sup> pass. This will include Kirkwood-Saint Georges Road as well.

- f) Front sign – Valerie DeLisle advised that Paul will clean the sign this Spring. The sign is in poor condition and the Board will look to replace the sign in the next year or two. The Board will work on getting various costs estimates/designs for a new sign this year so that the community can have something to vote on at the 2020 Annual Meeting.
- g) Speeding Issues – Valerie DeLisle advised the Board she contacted DelDOT and the first step was to get sponsorship from Senator Nicole Poore, which was given. The next step will be for DelDOT to place speed strips to gauge traffic patterns. DelDOT will then give us recommendations on various solutions they feel would best work in our community. Nicole Poore will sponsor the study and absorb the costs. In the end, we may end up with three radar signs since speed bumps are not a desirable remedy. Andrea Thomas provided literature on the pros and cons of speed bumps and the effect on home values.
- h) Declaration of Restrictions – Valerie DeLisle advised the Board that the Declaration of Restrictions can be revised commencing in 2020. In previous mailings to the community, Valerie suggested potential changes to the DR's and provided opportunity for community recommendations. Valerie proposed sending line items for vote and drafting into copy. The Resident in attendance "Teresa" had a request to put restrictions on the types of trees to be planted along property lines in the community. Jay Acosta raised the issue of removing fines from the restrictions. More discussion will be entertained on this issue and the expectation is to put forward a draft for the first quarter of 2020. All Residents are encouraged to submit changes they would like to see in this document.

#### **IV. Adjournment**

The meeting was adjourned at 7:32pm.

Minutes submitted by: Jay Acosta

Minutes approved by: Valerie DeLisle