

YORK FARMS MAINTENANCE CORPORATION COMMUNITY MEETING

Date: Wednesday, July 26, 2023

Place: The Bear Library

Time: 6:30 p.m. to 8:30 p.m.

Meeting Facilitators: Khim Taylor, Andrea Thomas, Ronnie Williams, Beverly Wallace

Meeting Agenda:

1. Call meeting to order.
2. New Business:
 - a. Presentation on wood and vinyl fencing by the vendor, Dusty, from D-Squared Handyman Services: dsquaredhandymanservices.com Telephone:302 510 7713
 - b. Financial Report...Khim
 - c. New Insurance Policy...Khim
 - d. CD Withdrawal & reasons for withdrawal in May 2023 (see Notes Handout, item #3)...Khim, Andrea & Other Board Member
 - e. Collection Agency (Neighborhood Resources) recommended by state rep....Khim & Other Members of the Board
 - f. Collection actions taken by the Board and Neighborhood Resources (see Notes Handout, items #6, #7)...Andrea, Khim, & other Board Members
 - g. Proposed Fence Amendment (see Notes Handout, item #1)...Andrea, Ronnie, and Other Board Members
 - h. Proposed Rental Amendment (cancelled)...Khim, Ronnie & Other Board Members
 - i. Proposed Increase in HOA dues (see #2 on Notes Handout) ...Khim, Andrea & Other Board Members
 - j. Update: DELDOT'S repaving of 100 side of Cornwell Drive...Ronnie
 - k. Flooding on Cornwell Drive in the front, common area and response from State Senator Poore, State Representative Longhurst and Councilman Bell (See Notes Handout, item, #8...Andrea & Ronnie
 - l. Reybold's repair of residents' fences that border Hunters Run...Beverly
 - m. HOA violations. Clean up Campaign. Follow up: letters, visits, fines...Andrea, Khim, Ronnie & Other Board Members
 - n. Yard Sale, September 9, 2023 ... Beverly
3. Adjournment

Note: The Board is not recommending a fence vendor. Please continue to look for the right vendor and fence product for you by researching business reviews, etc.

Notes for meeting on Wednesday, July 26, 2023

1. Proposed Amendment for Fencing (Revised Declaration of Restrictions): In the beginning of this year, the Board halted the collection of the fence ballots for two reasons. The required quorum of **2/3 is needed, not 1/3** as stated on the old ballot. Also, the old ballot incorrectly stated that 2 rails were required, instead of the **3 rails which is required for a fence**. New ballots will be sent during the end of July 2023 or the beginning of August 2023. We will try to collect and tally the votes by the end of September 2023.

2. The Proposal to Increase Dues to \$150.00:

In the beginning of the new year 2024, the proposal to increase dues to \$150.00 will be put to a vote. A spreadsheet containing the proposed budget for 2023, the actual budget for 2023, and the proposed budget for 2024 will be provided. In addition, a ballot for the budget will be provided along with the election ballot for 2024.

3. The Board's Reasons for the Partial CD Withdrawal of \$5,000:

- a) **\$3,000** was needed to repair pond fences by the fall of this year. Upkeep is required by the county; **\$1500 was spent** on July 18, 2023, to repair the fencing in the wet pond. In the fall, another **\$1500 will be spent** to repair the fencing in the dry pond. Maintenance will be required yearly. A vendor estimated that to replace the fencing in both ponds, it would cost \$20,000.
- b) We estimate another \$2000 to \$3000 will be needed to service the inlets and outlets in the ponds which is required by the county. Other unforeseen expenses may occur. For example, the rainstorm on July 10, 2023, caused flooding in both ponds. As a result, **minor damage to stone structures** in both ponds occurred. **Soil grading** in the dry pond to control the flow of water from the inlet to outlet may be required in the fall by the county which will be an additional expense.
- c) **Premium for the new insurance policy is more expensive.** The cost of the new policy is \$2174.00. The cost of the old policy was \$1200.
- d) We must consider **future fees related to the collection agency** (Neighborhood Resources). Most of the agency's fees will be passed onto the delinquent residents.
If there are funds left from the cd withdrawal, it will be placed in a cash deposit.

6. Collection Actions Taken by Board in 2023 Against Delinquencies:

- a) **February of 2023:** The Board collected information from the court records regarding old debt filings and judgments against delinquent residents; past demand letters and past invoices paid by the Board for legal services were compiled and forwarded to the collection agency in March of 2023.
- b) **March 1, 2023:** The Board, on its own, filed court debt complaints in JP Court against 5 residents.
- c) **March 14, 2023:** The Board signed a contract with Neighborhood Resources (collection agency) to initially address the most serious of delinquencies.
- d) **From March 14, 2023,** through May of 2023: Sixteen of the most serious delinquencies were submitted to the collection agency.
- e) **In July 2023, all remaining residents with outstanding 2023 fees were submitted to Neighborhood Resources for collection.**

7. Results of Actions taken by Board and Neighborhood Resources Collection Agency:

- a) The court cases filed by the Board against Residents #1, #2, and #3 have resulted in **pre-judgment status**, which means that their wages can be attached, or their property seized. Resident # 4 paid their past dues in **full (\$1000)**. The case of resident #5 was dropped by the Board due to a discrepancy.
 - b) Seven of the 16 residents in the collection made partial or full payments between March and June; delinquent payments made: \$2,500, \$177, \$517, \$310, \$213, \$358, \$258, \$243, \$595.
 - c) The delinquency balance decreased from \$17, 034 to \$14,347.00.
 - d) **Currently, twelve residents owe from \$140 to \$200 each, one resident owes \$341, two residents over \$539 each, one resident owes \$1267, one owes \$1971, one owes \$2096, one resident owes \$3382.**
 - e) The judgment cases are being addressed by the collection agency's lawyer. Wages will be attached or there will be a sheriff's sale of properties.
8. Flooding on Cornwell Drive in the front, common area (wooded area) & actions taken by State Senator Poore, State Representative Longhurst, and Councilman Bell:
- a) Both the State Conservation District and DELDOT were contacted.
 - b) Inspections confirmed that the concrete conduits that direct the stream is 75% blocked by mounds of vegetation and sediment.
 - c) Board was informed that the conduits should have been regularly checked and cleaned out by DELDOT, because it is a DELDOT road and structure.
 - d) DELDOT made a work order to remove the debris from both sides of the road. A removal date was not given.