

Minute Minutes from York Farms Board Meeting on September 5, 2024

Start Time: 7:00 pm

Board Members: Mary Ann Alexander, Stacey Roberts, Khimula Taylor, Andrea Thomas, Beverly Wallace, Ronnie Williams.

I. Call the Meeting to Order.

II. Reading of the Minutes from August 15, 2024: Ronnie

III. Presentation of Financial Matters: Khim

A. Banking Updates: Khim gave detailed information about the balances, debits, and deposits from the banking statements for August 2024.

B. NCC payments/disbursements: Deposits were made from HOA payments.

C. Community Insurance: Khim is in discussions with an agent to obtain another policy. The cost has increased. Less companies are insuring communities. As a result, policies are becoming more expensive.

D. Other Financial Matters: Please see below.

IV. Planning Budget for 2025: Andrea

A. Suggestions to increase HOA Dues: Because of rising prices from vendors and the need to replace the fencing in both ponds, it was suggested to raise dues to \$200.00 for 2025. Khim suggested a special assessment for the increased amount.

B. More details will be given, after further discussions.

C. Andrea noted an increase is needed for the aging fencing in both ponds which needs to be completely replaced as soon as possible.

- D. Andrea suggested contacting the offices of State Rep. Longhurst, State Sen. Poore, and County for assistance to offset the cost of replacing the fencing. Ronnie and Mary Ann volunteered to contact the state and county offices for assistance.

V. Updating Neighborhood Resources with Current Delinquent and Disbursement

Spreadsheets: Andrea

- A. Number of Minor & Major Delinquencies: \$17,589.00 is owed by thirty-two delinquent residents. Five residents are delinquent for the total amount of \$13,943.
- B. Andrea will update NR with the recent delinquent and disbursements from the County and contact Neighborhood Resources for a zoom meeting to discuss the updates regarding collection actions taken against these residents.
- C. Khim suggested quarterly meetings with NR for updates.
- D. The Board will weigh the number of delinquencies and the need to increase dues.

VI. Update: Settlement Payment: Khim

- A. Any Feedback from NR regarding “Time Frame to Negotiate” per NR’s Email, 7/17/24: Khim will contact NR for an update.

VII. Signing of NR’s Contract for Management of HOA Violations:

- A. Update on signing: Contract was signed by Khim.

VIII. Complaints Regarding Political Signs in Community:

- A. The Board received several complaints regarding political signs in the community.
- B. A referendum was suggested.

IX. Update on Action Taken by Board Regarding Complaint #1: Andrea

- A. Board discussed updates regarding the original complaint. The board was satisfied with the actions taken thus far, and the results at this time.
- B. Board will continue to monitor the situation.

X. Update on Action Taken by Board Regarding Complaint #2: Andrea

A. Action taken was discussed by the Board. The Board will monitor the situation.

XI. Update regarding complaint about A Possible Homeless Encampment:

A. Board members and other residents have monitored the common area but have not seen evidence of an encampment. Will continue to monitor.

XII. County Inspection Report on the Ponds:

A. Minor issues, reviewed as fair by the county, were cited in their report for both ponds.

B. Andrea will request an extension from the county to complete the pond repairs.

XIII. Vendors Contacted to Address Pond Issues:

1. PQ Landscaping (slow to respond): did not submit a proposal.

2. Solitude (slow to respond): is contracted to do pond repairs but has not responded to requests to address issues in the ponds.

3. CalProPest's Proposal: Board voted to accept their proposal to make certain pond repairs for a cost of \$650.00. The latter will cover the cost to restore the rip-rap in dry pond for proper drainage and eliminate an animal burrow in the wet pond.

4. Split Rail Store Proposal: Submitted a partial proposal for \$299.00 to repair a section of the dry pond's fencing. They will come back to give an estimate on other repairs.

XIV. Expiring Contract with Forever Green for Mowing and Snow Removal:

A. Khim will address the contract renewal with Forever Green before the contract expires.

XV. Mosquito Control Spraying in York Farms: Andrea

A. Information was reviewed from the state regarding their mosquito spraying.

- B. The Board agreed to ask for a postponement of the spraying so that residents will be notified in advance.

XVI. Welcome to New Residents:

- A. Ronnie and Stacey agreed to formally welcome the new residents to York Farms.
Welcome packets will be given to the new residents.

XVII. Thank you to Beverly and Mary Ann for work on White Front Sign:

- A. Beverly and Mary Ann were thanked for the professional job that was done on the repainting of the white entrance sign. Their volunteerism is appreciated.

XVIII. Update from Beverly Regarding Reybold and the fencing on the 100 side of Cornwell:

- A. Reybold will paint the fencing. Beverly will ask for a date for the painting.
- B. Additional work is needed before the painting takes place.

XIX. Paul H., Landscaping work:

- A. Paul continues to clear vegetation in the remote areas beyond the wet pond.
- B. Concerns for Paul: The Board members requested that a thorough weeding and trimming of plants in the front common area is done every two weeks. It was also requested that the plants are decluttered.

XX. Preparations for Board Elections:

- A. A lead or leads are needed: Khim agreed to meet with Stacey, Ronnie, and Mary Ann to organize the mailings for the election.

XXI. Newsletter for the Above Issues and Additional Matters: Andrea

- A. Andrea agreed to draft the newsletter for the above matters and other announcements.

XXII. Other Concerns, Suggestions, and Comments:

- A.** Ronnie will reserve a room for a community meeting for the end of October or early November. Light refreshments will be served.
- B.** Beverly and Mary Ann will organize a community yard sale for October 19, 2024. More information will be forwarded to the community.

Adjournment: 8:37 p.m.