

YARDLEY VILLAGE COUNCIL MEETING

March 22, 2013

COUNCIL SESSION:

Attendees: Joe Ciasullo, Art DiGiuseppe, Dick Mortimer, Al Zuccarello, and Janet Burgess of CSK Mgmt

Meeting called to order @ 09:00 by President Joe Ciasullo

Minutes of February 22, 2013 were Approved 4:0; forwarded YV website

OLD BUSINESS:

Dormer Windows issue - a few incidents (blown-in panels) occurred last several months:

ACTION: Janet reported repairs were effected immediately at est \$150 each.

Consensus: still too early to determine if this will be endemic to YV interior units, or caused by specific circumstance (2 of 3 were adjoining units; occurrences months apart). Monitoring closely.

1737 (Hall) dormer window leak - stucco/flashing leak repaired for \$1,500 by X-treme Works

Dryer Vent Cleaning/Vac:

Response to the village Survey to determine if this safety procedure has been completed within the last 2 years total 41 homes. Dryer lint is flammable. Cases of duct disconnects, or compaction force dryer lint to float freely around the basement, including in the vicinity of gas-operated H/W tanks with pilot lights. This is a safety issue for both owners and attached neighbors. Home maintenance handymen (Kevin Free, Mr Dryer Vent, and others) perform this service for \$50-125 per home.

ACTION: Joe will write another letter and piece in YV Newsletter. Council will place this item into Rules & Regs (Green Book).

Moisture Probe - Stucco Testing:

Survey yielded 83 residents requesting this crucial test be done, even at their expense (less the HOA-assist rebate). Difficulty regarding the 55 non-RSVPs is for 83 owners to carry the burden of probe testing by themselves, then have the entire HOA assume responsibility for all. Formal motion not yet made until scope of work, and all fees/costs are assembled, but Council in full agreement that 100% of homes need be tested, none

skipped, for complete assessment of status of KHov's remediations & 5 year warranty - expiring April 2014.

ACTION: Janet to obtain Falcon Engineering's, and others, pricing for all 138 homes - to include model, style, number of floors surface to test by amount of probes required for the assessment formula.

NEW BUSINESS:

1747 (St. Laurent) deck enlargement - the plans, as reviewed and submitted by the Architecture Cmte chair, Tony Bruno, conform to village Rules & Regs.

ACTION: approved by Council 4:0

1670 (Smeltzer) - requested Garage Doors, Front Door & Shutters Painting + Driveway & Sidewalk inspections

ACTION: Joe will forward the following position to Judy Smeltzer. Council in agreement - the painting of garage doors and front doors will be done on a planned community program basis. Shutters will be treated with a clear vinyl coating, and also done on a similar program basis. Joe explained none of these programs are planned for in the CY 2013 budget. However, additional project items will be considered for 2013 if sufficient funds are available from the planned snow removal budget. This decision, however, is not expected to be made or implemented in the very near term. If one desires to paint their own garage door(s) and front door in the near future it must be done at their expense. Additionally, IF Council decides it is necessary to have these items painted in 2013 or 2014, the HOA will then reimburse the owner for the amount for which it contracts for either of these efforts at that time. It must be cautioned that this amount will most likely be less than the individual's cost. If one decides to take this action, it will be necessary to utilize the proper paint type and color.

ADDITIONAL PROJECTS AGENDA:

Pursuant to above, Joe noted the possibility of having approx \$30K available for use on other projects due primarily to unused Snow Removal funds. There are a number of unbudgeted items that could be considered for implementation this year such as:

Painting (garage doors & overhead mantels, shutters' clear coat), front doors - if needed; Driveway seal coat, Mailbox replacement?, Mildew Treatment (cosmetic).

ACTION: Janet will obtain price for the painting actions so a decision can be made on this issue.

Also, Janet made a request for financial services planner, Blair Stiner, to make a short presentation to our residents at the annual meeting/election of April 17 @ 7:00pm. This was agreed to.

Council Session adjourned @ 10:00

COMMITTEE(S) MEETING: Called to order @ 10:03

Landscape Cmte: Mary Ellen Marra

*Replacement Blvd Trees @ 1656 (Baturka), 1660 (Berish), 1683 (Alexander) ready for installation early April.

*Old Sycamore tree @ 1737 (Hall) needed house threatening limb removed. Done

*2 trees, a Pin Oak & Red Oak @ 1734 (Marinero) removed

*7 large trees in need of pruning: 1 Birch @ 1615, and 6 Maples @ 1668, 1721, 1723, 1724, 1727, 1747

In addition to said tree pruning necessities, HM Landscaping's Proposal #5773 calls for \$9,000 in pruning expenditures for 167 trees in time phases through 2014, including shrub rejuvenation @ \$3,800. Mary Ellen and Council shared constructive discussions about the necessities vs proposals to do all at once.

In addition to the Landscaping Budget, Mary Ellen will now have a line-item Pruning Budget for 'As Needed' work to be completed.

Finance Cmte: Art DiGiuseppe

Art will make some inquiries for filling the vacant Finance Cmte position by departing Jim Falcone.

Meeting adjourned @ 10:45

Annual Yardley Village Meeting/Elections: Wednesday, April 17, 2013 @ 7:00pm

Next Council & Committees Meeting: Friday, April 26 @ 09:00 & 10:00

Respectfully submitted,
Al Zuccarello, Secretary