

Roger Fleming

From: alzuccarello@aol.com
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Attachments: Yardley-HMLD_proposal_5853.pdf

YARDLEY VILLAGE COUNCIL MEETINGS:**June 18 Village Meeting - re Declarations options:**

June 18, 2013 YV Meeting @ 7:00 PM:
Council Attendees: Joe Ciasullo, Art DiGiuseppe, Al Zuccarello,
with Janet Burgess/CSK Mgmt

An estimated 60-65 residents attended an informational meeting and slide presentation to discuss the need to amend the YV Declaration of Covenants & Easements. Three possible approaches were described by President Joe Ciasullo. These included the current wording in Section 2.3(b)(iv); elimination of the phrase "and the resulting damage from a failure thereof"; elimination of this phrase and also a redefinition of what constitutes the external wall. It appeared that by the end of the meeting the majority of individuals were reasonably aware of the issue and a show of hands supported the last of the above approaches.

The meeting concluded with a plea by Joe for volunteers to assist John Babiec as a committee to investigate and identify a comprehensive maintenance program which will minimize financial costs associated with moisture incursion problems.

June 19 Council Meeting**COUNCIL SESSION:**

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

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

MINUTES: May 22, 2013 - Approved unanimously, forwarded to YV website

RESIDENT BUSINESS:

1612 (Francis) - reported leaking pipe was internal house problem.

ACTION: No further action needed, per Janet

1653 (Frakes) - reported stucco issue deemed cosmetic by KHov.

ACTION: Janet will inform no further action to be taken

1670-1671 (Watt - Smeltzer) - stone retaining wall between properties bowing outward toward Watt's @1670

ACTION: Janet will have Mike Neale, HML, assess the structure and report with proposal

1721 (Spierling) - front walk settled

ACTION: Tony Bruno will check out and report

Tony Bruno (1733) reimbursement for the re-wiring, repairs, and re-setting 2 lampposts @ parking areas @1665 & 1705

ACTION: Janet to cut check for \$1,171 to Tony for his direct payment to the electrical contractor

NEW / OLD BUSINESS:

Caulking -

Joe circulated a village caulking-questionnaire that uncovered no real issues. Plan is to do any necessary caulking prior to village probes program of moisture testing all 138 homes. Council desires this work to be performed ASAP since probing will immediately follow, likely by Falcon Engineering. Financial decisions have not yet been made as to possible h/o assessments added to the already available \$17K in discretionary funds. The residual funds could be taken all or in part from Capital Reserves.

Moisture Probes Strategy -

As previously reported, due to the extended KHov warranty expiring in 10 mos (April 30, 2014), and ramifications of new discoveries at recently up-for-sale 1632's four year old remediated wall, an estimated (and unexpected, un-budgeted) \$65,000 will be necessary to cover the costs of moisture probing to all 138 homes. \$17,000 is currently available in discretionary funds, leaving an est \$48,000 shortfall. Owners will need to be assessed for most of this expense necessary to replenish reserves. A pending formula for per-unit-type will partially share this expense with already existing HOA funds.

On-going Stucco Repairs: 1632 (Sieck)

KHov assumed full responsibility for re-building rear wall, determining the wet areas from recent probes are due to window weakness (leakers thru the frame). While KHov originally installed these windows, they claim no liability for them now. There are current KHov cases where these windows, and their installations, are being contested. YV's consultant, Falcon Engineering's Mark McCann, will discuss with KHov's rep the steps needed to rehab (install drip pan & re-wrap underlayments) and reinstall current windows, est @ \$300 each vs. Andersen new window installations est @ \$1,300 each.

ACTION: Janet advised X-treme Works could handle. Joe advised we need to wait on Mark's discussions with KHov and that response.

Dormer Windows Inspections -

YV has an est 60 dormer window structures on roofs of interior homes, including 8 early end units. There have been several leak problems attributed to window loosening, or blow-outs,

and gasket seal weakness. Council in agreement to have all inspected, re-secured, and re-caulked.

ACTION: Janet to obtain earlier repairs' pricing's from Richard Egan Contrs to negotiate, inspect & re-secure all.

Additional Village Maintenance Issues -

Council is also studying where more easily manageable projects, and monies available to appropriate, are: driveway coating, house numerals, partial painting, partial caulking, etc. But full-scale village painting, and similar large scale projects appear delayed into 2014.

Council Session adjourned @ 10:10am by President Ciasulo for Committees' meeting.

COMMITTEE(S) MEETING: Called to order 10:14am

Attendees: Mary Ellen Marra, Lynn Trump, Bob Moyer (Landscape Cmte);
Bob Moyer (Finance Cmte)

Finance Committee: Bob Moyer & Art DiGiuseppe

A recommendation to invest \$25K from a recently redeemed Royal Caribbean bond into a Royal Dutch Shell Bond was shelved when discussion lead to a question of whether or not this investment was really a bond or a special stock. (Post meeting, it was further recommended that the \$25K presently residing in the Ford Advantage Acct remain in place as cash to satisfy the need for readily available cash that was identified in the meeting.) Also, it was decided to consolidate holdings with Vanguard to reach a \$500K, or more, threshold to then avail YV an assigned Vanguard financial advisor for access and advice.

ACTION: Janet will handle investments' transactions per Finance Cmte's directives

Landscape Committee: Mary Ellen Marra*, Lynn Trump, Bob Moyer

*See Landscape Report (**attachment proposal above**) re Village Walk-Thru of May 2nd.

Mailboxes Presentation: on a number of interesting asides, a heavy-duty aluminum mailbox, bronze in color, was brought to the meeting and displayed to council to generate considerations and possible action on this issue. Neither Architecture & Maintenance Cmte personnel have seen the "sample" prior, nor were present today. An est \$37,000+ will be necessary to complete this project. Besides costs (\$24,000 for the mailbox/post shown, and \$13,050 for installation by HML), the major consideration is the very possible village remediations lurking after village-wide probe testing is completed and KHov is engaged. This effort to improve curb appeal would be rendered moot. This item was deferred for consideration as a Capital Expenditure in 2014.

Meeting Adjourned @ 11:00am

Next Council Meeting: Wednesday July 17 (09:00 - 10:30)
Committees Meeting to start @ 10:30 -

Respectfully submitted,
Al Zuccarello