

**EXECUTIVE SESSION: March 21, 2014**

**Attendees: Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Rex Cassel, Al Zuccarello, and Janet Burgess - CSK Management**  
**President Joe Ciasullo called the meeting to order at 1:30pm.**

**ACTION ITEMS:**

**Minutes of Executive Sessions February 13 and 14 were formally approved, sent to YV Website.**

**PRESIDENT'S REPORT:****\*Special Assessment - snow removal:**

Joe advised 2014 snow removal was more than \$105,000. December 2013's snow removals totaled \$34,000 (covered in Budget 2013). Dec 2013 + 2014 YTD totaled close to \$140,000. Budget 2014 provided for \$60,000. Discussion and approval for a \$500 per home assessment passed 5:0. This takes effect 3rd and 4th Quarters 2014 at \$250 per quarter, providing an additional \$69,000 to cover the shortfall of -\$45,000 and netting an a +\$24,000 for Nov?/Dec 2014 future winter woes.

***ACTION:* Janet will prepare HOA \$250 assessment additions to flyers for 3rd & 4th quarters each.**

**\*Home Alarms Test Signals Failures:**

Joe held discussions from earlier HM MA alerts, and direct correspondence from Marc Frazer, Dir HM Security on a likelihood the system's internal clock will not reset for its scheduled communication test when prolonged power outages cause alarm panel FTT (Failure to Test). FTT is further compounded by Comcast phone system being switched away from pulse-dialing to digital/tone signals. On an individual basis there would be a \$20 fee (Jarman Electric) to make the correction to the alarm panel, and another \$25 to replace its battery - which was decided to be done for all YV homes. Council directed that the Village would absorb the \$5,520 total expense of Jarman's discounted \$40.00 per home discounted fee since the alarm system is a safety issue.

***ACTION:* Janet to advise Jarman to set up the schedules for re-sets with new batteries for all village alarm panels @ \$40.00 per home - at the HOA's expense. The Rules/Regs to be checked for compliance with the Declarations.**

## **\*Capital Fund/Reserves - Legal Fees & Stucco Repairs**

Joe led discussions pertaining to future village assessments in order to provide for legal fees and for repairs to the current 28 impacted homes with excess moisture readings and for continued due diligence for moisture testing probes and repairs expected to impact all homes - per original windows/sliders leaks vs KHovnanian's 'stucco warranty' after remediations of 2008-2010. KHov is being informed of YV's intention to pursue additional legal representation with expertise in these matters, as well as experience directly with KHov in Hershey's Mill.

Yardley Village solicitor, Gilbert Toll, has been advised and in consultation prior to, and during the selection process. Mark McCann, VP - Falcon Engineering, and consultant to YV, is also being engaged in interviews with new legal representation: Thomas R Wilson, Esq of legal firm Unruh Turner Burke & Frees. Attorney Wilson specializes in litigation, real estate, and mediation, and is scheduled to meet with CSK Management, Inc for records gathering and fact finding.

***ACTION 1:*** Janet to arrange meetings, provide records & documentation, including pertinent data per 1632's moisture probes in Spring 2013 and subsequent repairs to its prior-remediated rear wall, sparking the current state of affairs. Council now awaits legal direction before proceeding.

***ACTION 2:*** Janet's office has documentation referencing 1637's deck slider's water intrusion repairs by Jon Altemus of Altemus Construction Co, including its earlier destructive testing performed by KHov - but then followed by abandonment of this similar discovery issue (and vs KHov's earlier stucco re-finishing & completion to the rear wall of 1632 once the windows were re-habbed).

***ACTION 3:*** on Art's recommendation, Janet to request Jacob Altemus of X-Treme Works - per his remediation @ 1632 & 1637, to write a specification for windows and sliders repairs, or replacements. Joe suggested Jacob also advise us on Bids process and make recommendations for contractors capable of handling the work. Janet explained his schedule is full with stucco repairs and remediation to Lincoln, Robynwood, Springton, Vassar, and Zephyr Villages. It was also discussed that we should have a full-time Project Manager to review progress and mitigate mistakes before they become serious problems. We should have an interview session with Jacob very soon. Mark McCann of Falcon Engineering was also mentioned as a source for advice on remediation-savvy contractors, successful in these arts, and in relative proximity to HM.

## **RESIDENT BUSINESS:**

**1637 (LeBlanc)** - Closure of their rear wall, which remains boarded up and un-finished from Fall 2013's deck slider repairs and earlier exploratory destructive testing. Severe freezing in late

November, early December 2013 snow storms - and the unrelenting snow & ice storms through March 2014 have delayed stucco applications to finish the wall.

**ACTION:** Janet to engage Jacob Altemus of X-Treme Works for wall closure - now anticipated mid-April.

**1612 (Francis)** - water intrusion into basement from ice-damming gutter overflows and grading issues.

**ACTION:** Janet to engage HML to do the necessary repairs & regrading @ \$645.

### **COMMITTEES Reports:**

**Finance Committee:** Bob Moyer, Chair

Bob requested clarifications on the Bond Funds & Capital Reserves; no problems.

**Landscape Committee:** Mary Ellen Marra, Chair

Winter has been tough, clean-ups delayed by HML. Question as to whether to delay 2014's mulch spread as long as possible until clean-ups achieved, and new mailboxes are erected. Consensus was a resounding YES!

Mary Ellen tendered her resignation. She will be sorely missed by all.

### **OPEN DISCUSSION ISSUES:**

\*Joe led discussion about MA Capital Improvement Fee proposal for various 'common space' projects via The Planned Community Act, which permits funds to flow to the MA from sales of homes. Buyer can be assessed a fee of up to \$1,695 at the settlement table for transfer to the MA's capital reserve fund. Council favored this proposal over the MA further assessing all homeowners. Art opposed the MA buyer-assessment proposal on grounds that some villages already exact a buyer's fee and can discourage future sales of HM homes.

\*Other areas discussed concerned Traffic Controls inside HM (HM MA owns the main thoroughfares and feeder streets. These streets are the MA's to do with as they see fit and necessary to curb abuses.

\*Leasing Restrictions was also a topic but not considered an issue at this time with Yardley Village.

**Adjournment @ 4:10pm**

**ANNUAL MEETING/ELECTION: Wednesday eve, April 16 @ 7:00pm**

**Next Council/Committees Meeting: Friday morning, April 25 @ 09:00am**

**Respectfully Submitted,**

**Al Zuccarello, Secretary**