

YARDLEY VILLAGE COUNCIL MEETING

July 23, 2014

Attendees: Rex Cassel, Art DiGiuseppe, Roger Fleming, Joe Ciasullo, Al Zuccarello, and Janet Burgess of CSK Mgmt

Vice President Rex Cassel called the meeting to order @ 09:00

Minutes of June 25, 2014: Approved 5:0; sent to YV Website for posting

ACTION ITEMS:

President's Report - Rex Cassel, VP

Rex reported on a recent meeting of the Master Association: helpful legal language was enacted for By-Laws re: renters in violation of HM village(s) Rules & Regs (incidents and problems occur mostly in earlier villages).

Also, President George Earle followed through late July in Yardley's Newsletter with his article describing the scope of work by KHov to begin mid-August in the twin retention basins to both reduce the outlet piping and raise the height of the berms as protection from 25-50-100 year storms. This is as much a liability issue for YV if the village were not to pursue these belated corrections, as it is a protection for the homes surrounding the basins. Khov is reclaiming their escrow held by East Goshen Twp - but cannot until work completed is to the satisfaction of YV, the MA, and EGT.

Ex Officio Joe Ciasullo's Report -

Joe re-advised and updated us on the invasive testing performed initially on the 3 homes yielding the highest moisture readings. These 3 units were selected in tandem as an entire building unit, or cluster of attached homes where all 3 could be addressed at one time as a contiguous rear wall of the highest 'unacceptable' probe recordings as a single cluster building. singled out for this initial testing phase of the 34 total homes-to-date determined to have any unacceptable probe recordings. These 3 homes singled out for invasive testing procedures, revealed the necessity of further tear-downs of tested areas, plus subsequent window rehabs &/or replacements. The remediation rehabs, replacements and rebuilds will utilize the latest codes and protocols and should also reveal much about Village future costs and assessments and will also serve as a clarification. Our current efforts are directed towards providing information to our attorneys in order to complete our legal complaint. The steps that have been completed at this time were directed towards information gathering and involved invasive testing. We are currently going out for bid on the remediation effort on these units including tear down and repair. Once a vendor is selected

work will commence on these three units and a determination will be made as to the best course to follow regarding the remaining unaddressed homes. It is hoped that this effort can be completed by the end of August and remediation on the first 3 units can start in September with definitive plans developed for the remaining homes.

After much discussion, it was again determined - as per last month, that the procedure for dealing with the full Window assembly (frame & sash) for these initial 3 homes are as follows:

*Window Assembly Replacement - to be on a shared cost (50/50) basis between the owner & Village HOA - whereas re-habs (re-flashed with drip pans, etc) will be assumed fully by the Village HOA.

Also: Falcon Engineering's consulting fee proposal(s) were reviewed by Council prior to final approval, and Art DiGiuseppe did a splendid job of renegotiating more favorable terms to & for YV. These were accepted.

ACTION: Janet to send the proposals' edits & redraft back to Falcon Engineering for final corrections.

Treasurer's Report - Roger Fleming

Roger presented a forecasting model to determine variable funds still available this year. A copy was emailed to all showing \$23,309 available at year end, as of June 30, and a request will be sent to CSK to transfer capital funds of \$50k in a money market fund from matured bonds to the Wellesley Income fund (transfer completed). Capital expenses of approx \$30,000 to date for the stucco, engineering, legal project were discussed. These will need to be recovered as part of a future assessment. Also discussed was the need for a time schedule to return the \$80,000 borrowed from the capital fund.

Joe is concerned that YV Audit 2013 has yet to be received.

ACTION: Janet will try to expedite. CSK Mgmt's bookkeeper, usually efficient and economical, has been ill.

RESIDENT BUSINESS:

*1726 - correspondence received about disappointment of encountering goose droppings around 'HM Lagoon' walking path. Also requested an update of HM MA with Verizon to enter HM/Yardley to compete with Comcast.

OLD BUSINESS:

***Mailboxes' Update - ACCOMPLISHED.** Great Job HM Landscape Division!!

***Garage Doors & Mantels - IN PROGRESS** for completion in August.

Note: The Social Committee agreed to fund brass numerals (\$2,600) for the garage door overhead mantels as a Village Project Contribution with set aside funds for this purpose. Council roundly agreed and thanked them for this gesture. Rex and Janet Day steered the donation.

***Mildew Treatments of Exterior Walls** - there was agreement that this item could be accomplished without much difficulty. Restricted to mostly north-facing walls, it was re-emphasized that this was a spraying operation, and not a power-wash procedure. Janet Burgess concurred. It would be approx 1 hour to accomplish each wall.

***Seal Coating of Driveways - ON SCHEDULE** for late summer. Earlier concerns were voiced about asphalt seam cracks, voids & separations at the streets' perimeters to be filled and packed as pre-treatments to the driveway seal coating while the crews are in place, if not sooner.

***Security Alarm Panel** - Jarman Electric will begin their village residence visitations (30-40 homes daily) to re-set alarm systems from pulse to tone - where needed, and uniform battery replacements - so that this HOA-funded safety issue is brought up to standards. Re-ses are scheduled for late summer.

ACTION: Janet will coordinate with Jarman Electric and advise residences of visitation dates.

COMMITTEE REPORTS:

Finance Committee - Bob Moyer, Chairman

Bob held detailed and thorough fiscal discussions with Council on the current spread sheet itemizations.

Rex called for adjournment @10:50

Next Council & Committees Meeting: Wednesday, August 27 @ 09:00 & 10:00

Respectfully Submitted,
Al Zuccarello, Secretary