

Oct 22, 2014 Council Meeting - Approved 6:0

YARDLEY VILLAGE COUNCIL MEETING

September 24, 2014

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

President George Earle called the meeting to order @ 09:00

Minutes of August 27, 2014: Approved (6:0); sent to YV Website for posting

OFFICERS' REPORTS:

President's Report - George Earle

George summarized August's Action Items in August & September's Yardley News.

Village Insurance George met with the Master Association's Insurance Committee chairman to discuss the insurance bids. The Cmte Chairman felt the Nationwide proposal was well worth delving into, adding they are a great company and he would not hesitate using them. George then called the Nationwide agent to further discuss the bid.

Findings: coverage is very similar to YV's current provider, CAU. Nationwide also has a total village valuation of \$85,852,000 compared to \$70,600,000 for CAU and essentially gives YV full coverage in any loss. Other line items seemed sufficient for YV needs, plus owner-loss deductible from Nationwide is \$5,000 vs. \$7,500 deductible from CAU, while Nationwide's annual YV-premium is \$47,994 vs. the \$69,159 premium bid by CAU - representing a YV savings of \$21,000+, greater coverage to YV by \$15MM, and smaller deductible against the owner/resident in event of serious loss.

ACTION: Council subsequently voted to switch to Nationwide for next contract year.

Treasurer's Report - Roger Fleming

August Report: Based on the forecasting model for controllable variable expense (6 GL accounts), we have \$4,628 uncommitted as of August 30th. A copy of the projections and GL detail are available on-line. Operating cash as of 8/30 in checking and MM was \$84,996. Capital expenses are \$38,290 to date for the stucco, engineering, legal project will need to be recovered as part of a future assessment. Recommend that the \$80,000 borrowed from the capital fund being used for cash flow, be returned after the next quarterly fees are collected in October. We have exceed our annual budget for General Maintenance and Misc Bldg Maint with a projected shortfall at year end of **(\$9,468)** based on the run rate.

Ex Officio Report - Joe Ciasullo

Joe continues to address Council and the Village with his updates on:

1. **Stucco Remediation**, 2. Status of our **current Legal Action**, 3. Selection of an **initial contractor for the current work sites** (the rear wall/s of 1640-1641-1642), and 4th. The continuing **discussions and issues in determining procedure & protocols dealing with Slider Door replacement in addition to Windows' policy** - for these current homes in preparation, and for those on the docket to follow. YV must address current repair requirements directly for these current work sites during the legal process, along with the necessity to consider multiple ramifications reflected in the deliberations stream of Council with Legal Counsel - not the least of which is protocol wording & phrasing for intent and preciseness in our YV Declarations regarding replacement of Windows & Slider Doors-if deemed necessary, and how to best and equitably accomplish. Joe also reiterates much of these continuing Stucco issues and updates in his timely articles in the Yardley Village News, and village-group emails. These issues are on going.

RESIDENT BUSINESS:

1669 - split rail fencing & rotted post replacement - **approved as needed**. A request for fence removal atop the village retaining wall was **denied as a safety issue**.

1705 - chimney project completed. Other roof issues referred to JS Roofing for resolution

A/C Compressor leveling (survey/report from AI Gamma (1692), on homes/units ranging from mostly minor to a few needing some leveling - and the quotes for \$200 per unit with disconnect & re-charging. It was determined that since since A/C condensers last 10-15 years, any original condensers needing minor adjustments can be leveled with their replacement.

ACTION: Council approved 4 original units in need leveling adjustments.

OLD BUSINESS:

***Twin retention basins' berm(s)** heightened and scope of work performed to Code for future protections from 25-50-100 year storms as a liability issue if YV were not to pursue and complete Code corrections to YV to satisfaction of the Village and HM Master Assoc (who assumes responsibilities of retention basis). East Goshen Township holds KHov's escrow funds awaiting satisfaction notice to release. HML was cautioned on new turf damage while sod & seed taking root. Council dissatisfied with some of the seeding & sod repairs and advised Twp to hold KHov's escrow release until satisfied.

***Falcon Engineering obtaining Bids** for moisture intrusions/stucco corrections to: 1640, 1641, 1642, plus re-tests of the handful of initial homes repaired during 2007 where affected walls' windows & sliders were pulled and re-set during remediation process - as part of YV negligence law suit.

ACTION: Joe will pull together the contractor bids for the necessary scrutinizing and deliberations by Council, and legal review of bid contracts.

***Seal Coating of Driveways** - postponed until 2015. Council objected to initial bids' alarming price increases.

ACTION: Council is delaying seal-coating until next Spring - after instigating significantly lower bidding in two separate incidences. Contractors confirmed pricing for 2015 expects will hold.

***Columns - end units' front door pad** - rescheduled for painting in 2015.

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

ACTION: Janet sending resident address advisements of visitation dates.

COMMITTEE REPORTS:

Landscape Cmte - Reiny Ludin, Chairman

Reiny requested compensation for certain corner properties with high visibility/traffic as YV beautification program.

Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Co-Chairmen

Jim supplied valuable info re: total cost for Slider Doors with added transom for the assembly - and whether frames can be purchased separately (they cannot) from earlier council deliberations on HOA-shared costs of 50:50 with owner if slider leaks and replacement sought. The percentages are 46% for the frame and 54% for the sash - basically reinforced the 50:50 cost sharing formula. Jim was also asked if there is any way to save the sash and obtain new frames to go with either the old Caradco windows or sliding doors. Advised these were no longer available for either assembly, and replacement necessitates entire package: door, transom, sash & frame assembly.

Social Cmte - Joane McNamara, Chair

Joane advised Janet Day was retiring; none of the other SC members wished to assume the role as co-chair. Also, a recent event needed cancellation due to lack of participation.

Meeting was adjourned at 12:15pm.

Next Council & Committees Meeting: Wednesday, October 22 @ 09:00 & 10:00

Respectfully Submitted,
Al Zuccarello, Secretary