

## **Yardley Village Council Meeting**

**September 23, 2015**

### **Call to Order:**

George Earle, President, called the meeting to order @ 09:03

### **Attendance:**

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

### **Minutes Approval:**

August 26, 2015 minutes were approved 6:0 without edits.

### **RESIDENT- VILLAGE BUSINESS:**

1695 frontage has a barren, circular area previously prepared in prior years for planting & mulch. Earlier correspondence set completion of the planting bed for mid-October. Council (6:0) wishes to extend to the homeowner this timeline until Spring 2016.

**ACTION:** Janet will re-advise the owners of Council's wishes.

### **NEW BUSINESS:**

George Earle will advise the Village of these proceedings in his October's YV Newsletter article.

Four clusters/buildings of 13 homes are in the process of stucco walls' tear-downs for replacement with Hardie-plank siding by our contractor KPI2. Council is being apprised of the condition of the 'wood' OSB sheathing, and underlayments - and presence of both earlier & newly discovered water intrusions now found in each building.

New high-moisture readings were also uncovered in the most recent 25 homes' probe testing - previously without high readings from 2013's village wide testing. Numerous observers (including legal) representing original builder, their contractors, etc, are in attendance with YV's own engineering & legal consultants, including daily oversight by YV's consulting contractor - Jon Altemus Construction.

As work proceeds, and as expected, some detailing issues will also surface: rear walls corners & stone mating, shutters re-hab or replacements(?), etc. - and how to best achieve minor corrections and accommodations for conversion from stucco walls to Hardie-plank siding. Conferences & agreements between KPI2 contractor, Council, and Jon Altemus will have protocols established for 2016-2017(?) village-wide remediation.

### **\*Special Assessment:**

Council had in-depth discussions on various payment scenarios for a more final assessment amount. Advised the time necessary at less than 2 hours annually, but she is no longer in a position to shoulder the seasonal decorations, nor can they continue to be stored (Christmas reindeer stands) in their current location.

George & Council thanked Katie for her diligence & many years of service. George will make another request to the village in October's Newsletter.

### **Finance Cmte - Bob Moyer, Chair**

During the financial part of the meeting, Bob provided clarification with respect to the Ford M/Mkt Account, being used as an Accounts Receivable bucket partly for long term maintenance needs. The long term Maint Fund will eventually have to be made whole again. The village assessments program will do so in the near future. Roger & Council discussed in much detail various payment scenarios for "final" stucco removal & remediation assessment. Dec 9th's Budget Meeting will have additional details.

### **Landscape Cmte - Reiny Ludin, Chair**

Reiny voiced his support for Mike Neale & HMLD to continue & renew their contract for Landscaping. Council fully concurred.

### **Maintenance Cmte - Jim DiCarlo, Chair**

Mailboxes Issue - Jim advised no progress with Salsbury Inds (L.A., CA), and their advising a reasonable fix for repairing the magnet plugs - vital to lid closure. There is a need to repair these as they occur. There are quick fixes if the magnet plug can be found, or is in evidence during its transition from secure - to loose, etc, but is expected to be an ongoing maintenance item. It is felt Salsbury Inds should offer some type of settlement on this significant YV purchase. AI will gather all prior info on our YV p/o statement(s) & correspondences, including other HM villages/customers using their product to illustrate our issue is unique.

**George adjourned the meeting at 11:43.**

**The next regular Council & Committees meeting is October 21, 2015  
@ 09:00 & 10:00**

Respectfully submitted,

Al Zuccarello, Secretary