

YARDLEY VILLAGE COUNCIL MEETING

February 17, 2016

Call to Order:

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

Attendance:

George Earle, Joe Ciasullo, Art DiGiuseppe, Al Zuccarello, and Janet Burgess of CSK Management

Minutes Approval:

December 9th's Annual Budget Meeting's notes were submitted in January & posted.

There was no specific council meeting held in December 2015.
January 20, 2016 meeting minutes were approved 4:0 without edits.

VILLAGE BUSINESS:

President's Report & General Discussions -

George continues to address village issues in the monthly Yardley Village News editions. Snow removal services was the important topic for February's issue.

George requested a time change to the council meetings from 09:00 to 10:00.

ACTION: No problems were cited and the change was approved 4:0.

The Window/Sliders replacements' demonstration's traveling show was scheduled for Feb 18-19, offering a choice to Yardley Village residents during the stucco remediation process, especially if window/door replacement is required if current equipment is not re-usable. The windows/sliders are produced by a company owned by James Hardie, the manufacturer of the siding we are using to replace our current stucco siding. Their product is a fiberglass exterior/wood interior window with a great warranty and very attractive price. There will be additional information on their line after the demonstrations, pricing, etc.

ACTION: *Joe will advise the residents by separate email distribution.

***Note:** we include below Joe's email report of Feb 22nd in the interest of saving time, and as a convenience to the HOA, although written after 2/17 council meeting:

"We have recently reviewed a fiberglass window/sliding door product offered by Beechworth Windows. They are owned by James Hardie company and only produce fiberglass product and our review has been very positive, including pricing which is much more favorable than the

Pella ProLine windows that we originally were using for the first 4 building remediation. Based on our review and decision to utilize these windows as replacements for current unusable windows during remediation, we recently had the Beechworth representative on site on 2/18 and 2/19 to show the windows to interested residents.

Residents who want to replace all windows regardless of condition can replace their windows with any windows they choose, including the Pella ProLine windows/sliding doors, as long as they meet the style/color as currently used and meet the required specifications. However, if they choose a window other than those available through KPI2 - Beechworth, they will have to ensure that the windows are made available for installation during the remediation process for installation by KPI2."

Joe also attached the most relevant pages of the brochure available on the Beechworth windows and advised doing a search of your own on the web for more information.

He further added ... "If you are interested in replacement of windows regardless of condition, and are interested in receiving input and pricing data from the Beechworth representative (Sean Lichtenvoort) please contact him at [312-859-6539](tel:312-859-6539) asap, since the Beechworth rep will be visiting Yardley in the near future with the intent of discussing the window with the individual residents, measuring sizes and pricing. Remember, the H.O.A. will only be responsible for installation of windows where remediation work is being conducted on your building. To be clear, if new windows are installed where we are not remediating, the homeowner will be responsible for arranging for installation and any stucco repairs required."

Resident Business:

1. A stucco water intrusion issue above a trash door was cited on a home - with a need to conduct additional probes. It was agreed (4:0) that the issue needs investigation.

ACTION: Janet will engage contractor, X-Treme Works, to do the probe-test.

2. Larger downspouts & their PVC connectors to underground storm water system will be employed on all stucco-remediated wall conversions (side & rear walls) to Hardie Plank.

Joe also reports: 'KPI2 contractor has agreed to include the following work as part of the remediation project. Such work is intended to be implemented during the regular work schedule for each of the buildings. This work will also be done on those buildings completed last year.'

- 1 >Stucco removal and Hardie Board re-siding of all village chimneys
- > >Replacement of all existing downspouts/adapters with new equipment on all remediated walls

"The decision to add this work to the project was based primarily on the fact that pricing was very attractive for both activities. Material for chimneys should be readily available from the portions of material left over from the regular siding effort and the re-installation of a downspout is required as a normal part of the remediation effort, so in one case we are only adding cost for labor and in the other we are only adding cost for material."

He added, "For most homeowners, the work regarding chimneys will be at the rear roof area of their homes, however, some of the homes in the village have chimneys mounted on the front

roof area of their home as well as the rear. If you have a chimney on the front roof area of your home, please be aware of this and insure that your auto is not parked in the driveway when any work on the chimney is being done (to avoid possible damage from stucco removal)."

OLD BUSINESS:

Mailbox Issues - Salsbury Industries (Mailboxes.com) is shipping YV (gratis-n/c) 12 mailboxes retailing for \$1,200, and advised they will further replace any future mailboxes found defective. Our Maintenance Cmte's co-chair, Jim DiCarlo, has initiated a fix that is easily employed, if-needed, and seems effective (with additional, longer term fixes available - if/when needed). Exhaustive village-wide replacements & re-installations have been avoided; episode considered closed

Special Assessment Info -

Due Date 3/1/2016 in Full (\$21,000); or 4 Quarterly \$2,700 payments to/including 12/1/2016 + the Final Pay-off \$10,700 on 3/1/2017

Multiple email notices & village-wide postage mailings were sent to the HOA residents in an effort to determine what the Village finances & resources would be as we move forward into the stucco-remediation construction this spring.

COMMITTEE REPORTS:

Architecture Cmte - Tony Bruno, Chairman

Tony was present. Snow removal, mailbox & bollard knockdowns, and equipment were discussed. George & Joe have already pressed these issues with our contractor.

There were no other Committee Chairs in attendance.

George adjourned the meeting at 11:07am.

The next regular Council & Committees meeting: March 16 @ 10:00 & 11:00?

Respectfully submitted,
Al Zuccarello, Secretary