

YARDLEY VILLAGE COUNCIL MEETING: March 25, 2015

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

Call to Order: President George Earle called the meeting to order @ 09:05.

Minutes Approval: February 25 minutes approved 6:0

RESIDENT BUSINESS:

1635 (Feinberg): stucco bulge

ACTION: Janet will have HMLD check into

1720 (Molt): wish install rooftop attic fan.

ACTION: Approved

1723 (Colvin): revisited unsightly ivy tendrils & residue imbedded into stucco (L-front of their home). Previous removal attempts by HMLD (power-wash) chipped out stucco veneer making it worse.

ACTION: Janet will have Mike Neale check and advise

OLD BUSINESS:

5407 Supplement to Certificate (real estate settlement doc): - discussion determined that stating an assessment of an anticipated \$8,000 over 2 years would be as accurate as council could determine at this time. Council will also consult with solicitor Gil Toll, Esq for further advice on the remainder of the certificate supplement.

ACTION: Janet will refer this issue to Gilbert Toll, Esq.

COUNCIL ITEMS:

After the previous evening's HOA 'Towne' Meeting there was much re-discussion directed to that meeting's issues re: Assessments Estimates and Exterior Stucco vs Hardie Plank Ballot Preference.

Financing: Roger, Bob Moyer and Janet met earlier with Bryn Mawr Trust officials regarding the concept of securing a Village Loan for homeowners who wished to utilize this avenue to finance their assessments. Council needs to explore moving in a direction of larger assessments dependent on the number of homes remediated in 2-3-4 years of phases, the number of walls & surfaces - or type of exterior cladding, whether fronts should be a part of the equation, and how best to address the stone sides of end units.

Driveway Sealing & Streets Repairs: A number of driveway seal coatings contractors' bids were received and considered. Macadam Company, Inc - Malvern PA was selected to both seal the Village driveways & street seams, but to also fill/patch/repair a couple of sink holes, and numerous cracks & fissures running lengthwise at mid-street (at East End) where a different, perhaps substandard paving mixture was used for the street.

ACTION: Janet will secure start dates and set up scheduling for an orderly completion.

COMMITTEE REPORTS:**Landscape Cmte - Reiny Ludin, Chairman**

Reiny reported HMLD billing \$6500 for tree work. Landscape Cmte will spread the work over two years so their \$3,000 annual tree budget covers this expense.

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

Discussion centered around magnet-plug dislodging with new mailboxes, courtyard gates, and bollard damage.

Next YV *Meeting(s):

*Annual Village Meeting - Wednesday, April 15 @ 7:00pm

*YV Council & Committees Meeting - Wednesday, April 22 @ 09:00am & 10:00am

April 1, 2015 WORKSHOP COUNCIL SESSION:

Additional meeting of Council was held in preparation of the latest assessment information, clarifications, and the letter notifications & Exteriors' ballot preferences - including council vacancy positions for Rex & Al to be addressed at the Village HOA's Annual Village Meeting of April 15th.

Respectfully Submitted,
Al Zuccarello, Secretary