

YARDLEY VILLAGE COUNCIL MEETING

May 12, 2015

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

President George Earle called the meeting to order @ 2:03pm

Minutes of April 15 Annual Meeting & April 22, 2015 Council Meeting: Approved 6:0

OFFICERS' REPORTS:

President's Report - George Earle

George summarized most of April's activities & issues in May's edition Yardley Village News.

The retention basin berm's re-seeding (hydro-seeding) issues will be addressed for the remainder of this spring, and through the summer and the repaired & over-seeded areas will be watered by KHov's landscaper into Sep so that the fall weather and next winter should find the sparse areas more deeply rooted. The Township was firm that this will be done to Council's & the Yardley HOA wishes.

Ex Officio Report - Joe Ciasullo

Further scheduling delays have pushed back remediation until September for the 12 homes: 1634-37; 1638-39; 1640-42; 1658-60 consisting of 20 walls of 4 cluster buildings (12 rear walls & 8 side) utilizing Hardie Plank, and including stone replacement as necessary for maintenance of look & curb appeal value of the cluster buildings - as preferred exterior cladding(s) based on the 87:4 vote of the **91 surveys received**. It was also resolved to keep the stone 'look' to the clusters-buildings on the sidewalls and keeping the repair cost as a village h.o.a. expense rather than leaving this item as a choice. The contractor has stated they can repair portions of walls where removal is necessary - and this would essentially eliminate the need to remove entire stone sides, thereby reducing that cost substantially.

The initial contract was awarded to KPI2 Contractors, Inc. Joe is putting together a list of home repair folks (including village volunteers) to help those requiring help with curtain window treatments, removal of rods, drapes, plus interior repairs of trim &/or wallboard from the exterior window removal rehabs &/or replacements. Wall hangings, shelves' items, etc, also need removal - including internal water supply shut-off to affected walls' external spigots or hose bibs.

Joe strongly asserted that the **Operating Budget Shortfall** (due, in part, to winter snow/ice treatments) needs addressing and resolution. Also, **additional HOA assessments will be necessary** for remediation budgeting for the foreseeable future, including notifying new buyers of increased responsibility - per the Spec Assessment Supplement to the 5407 Certificate mandatory at Settlement for the sale of homes.

Further discussion ensued on the issue of determining how individual distributions would be paid to owners should our class-action lawsuit with KHov be resolved with a lump sum

distribution, including how to equitably distribute any excess funds. **It was determined the current owner of record would be beneficiary if no other contractual agreement between buyer/seller was in effect - and should this occur.**

Art thought it prudent to obtain further advice from village solicitor Gilbert Toll, Esq, on these issues.

Treasurer's Report - Roger Fleming

Roger requested the following items be added to the agenda under **V. Old Business**:

1. BMT Activity status
2. Due to Operating Fund from Reserve Fund transfer per audit adjustment approval
3. 2014 Operating surplus to 2015 Operating/Snow budget approval
4. 2015 Stucco Budget Request based on recent contractor input
5. Cash Flow Plan for 2015 Stucco Remediation Project
6. 2015 Stucco Budget/Funding approval

Much discussion revolved around several financial issues re: BMT 3.25% LoC loan rate vs an individual construction LoC loan rate & length of the loan; Managing the Remediation Fund & special checking account apart from the YV HOA funds; Approval of 2014's Audit (Motion by Roger, 2nd by AI - passed 6:0) and another motion by Roger to approve 2015's Remediation Budget (concurrence 6:0). Roger further addressed moving \$29K from Reserves to Operating Fund to cover the Snow Budget shortfall - per the audit and transferring the 2014 operating surplus of \$23K to the 2015 Operating Fund.

NEW BUSINESS:

Snow Removal Issues -

Significant discussions continued on overages incurred during the winter 2014-2015, the probable need for additional funding of Cash Reserves (= assessment), and how to eliminate or at least reduce labor charges from roving 'snow/ice' treatment crews deemed excessively vigilant by return re-visiting their applications from the prior day's treatments. This issue seems to be recurring in HM villages: When is over-treatment enough "due diligence"! Retention of labor (crews) appear to influence much of the over-activity vs concerns over liability.

Driveways Coatings & Streets Repairs:

Macadam Co, Inc has been awarded the contract as low bidder. YV is moving rapidly to both utilize the low bid and schedule openings. Driveways will hopefully be coated and street fissures sealed within the 3 days, and the remote parking spaces to follow.

May 6-7-8, the initial dates, needed to be postponed because 1 or 2 village homes were scheduled as Paoli Hospital Auxiliary tour homes in Hershey's Mill. The village was divided into thirds due to parking constraints - thus each scheduled day encompasses the entire village with all streets and sections engaged.

OLD BUSINESS:

Mailbox issues of magnet plug pull-outs, both current & future, render these units on-going maintenance items unless a permanent fix is found. Attempts to address the QC problem with manufacturer (Salsbury Industries - LA, CA) have been fruitless to date. This design flaw became evident last winter within the initial year of their installations. This needs re-addressing

before more time elapses.

Carry-over Results of Annual Village Meeting Remediation Survey of April 15th:

*Exterior Cladding choice - Hardie Plank vs Stucco: of 91 replies: 87-4 for Hardie Plank

*Majority of Assessment Funding choice: self provide funding vs Village-assist loan procurement

*Oversight Project Manager - Jon Altemus (Altemus Construction LLC), frequent contractor for YV corrections issues, has been selected for this fall's 12 homes' remediation discovery phase .

Council Meeting adjourned @ 3:50pm

Next Council & Committees Meeting: June 24, 2015 **SULLIVAN HOUSE** @ 09:00

Respectfully Submitted,

Al Zuccarello, Secretary