

## **Yardley Village Council Meeting**

**October 21, 2015**

### **Call to Order:**

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

### **Attendance:**

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

### **Minutes Approval:**

**October 9, 2015 Executive Session & September 23, 2015 minutes** were approved 6:0 without edits.

## **VILLAGE BUSINESS:**

### **President's Report -**

George continues to address important stucco remediation & repairs issues in the monthly Yardley Village News editions. Much of this meeting centered around 2016's Budget, assessments, and the 12 homes currently under Hardie plank conversions.

## **OLD BUSINESS:**

**Village Property & Liability Insurance** - Nationwide Insurance policy's final rate for 2016 is approved. Initial questions relating to specific coverage of the buildings-clusters, models or styles of our homes needed some clarification, along with other coverage necessary to council. There was also a question as to whether Nw's policy covered new building codes enforcement (if such exist, or are sufficient to be of little concern). Joe will continue to monitor. Janet is contacting East Goshen Twp to determine if this should be a concern. Details to be addressed during December 9th Budget Meeting.

**Hardie Plank wall replacements** of Stucco Remediation - Four buildings, or clusters of 12 homes are in the process of conversions to Hardie-plank siding by our contractor KPI2. Newly discovered water intrusions, wood and substrate damage was found in each building. Additionally, 9 homes of the most recent 25 homes re-tested (probes) this summer 2015, as requested by our legal team's consultant engineer consultant, showed new evidence of unacceptable water intrusion readings not even present in 2013's testing.

There has been daily oversight of the work as it progresses by YV's own consulting contractor - Jon Altemus Construction. Jon will need to commit full time next April thru November 2016 when the Village undergoes eight, or more, months of mass conversion to Hardie plank. Contractor KPI2 will necessarily need to add more crews to make this happen and make the

commitment.

Also, during progress this month a number of minor adjustments and modifications were discovered necessary as the transition from stucco (its borders & trim) proceeded to Hardie plank, including minor differences encountered within individual models when initially constructed, as well as same models with differences - cluster to cluster.

Pending further considerations, window shutters, fans, or other adornments are not recommended by the Hardie plank contractor due to necessary drilling(s) through the planks and the underlayments and into the wood sub-sheathing. Each shutter requires 6 new holes drilled through the siding (12 new holes per window), likely voiding any warranty. This action flies in the face of all we've learned about openings through the protective barriers into the wood frames. All building units' side walls with 4-5 shuttered windows would require 48-60 holes drilled into the new siding and deep into their interior walls. Also, due to the siding's slant, shutters would also hang askew, creating voids & openings - perfect nesting portals for small birds and difficult to remove mud-wasp & hornets or bee nests. In addition, they now add little to decor to the Hardie plank look with their window trim accent boards. But new shutters add an additional +\$51,000 in costs to the overall assessments - if they could be attached by external surface fasteners to remain in place (susceptible to high winds entering the siding voids behind the hollow shutter shells). There is no enthusiasm by Council to re-install old (or re-juvenated), or new shutters. This issue, no doubt, will also be addressed during the December 9th Budget General Meeting.

### **Treasurer's Report & Special Assessment Info -**

Council had in-depth discussions on various payment scenarios and are diligently working to provide an accurate final assessment projection.

**Treasure's Report** - Roger presented an initial 2016 Operating Budget for consideration. Detail data was requested for the 2016 Reserve Contribution line item. Backup data was provided for the 2015 Variable Expense YTD with a year end projection of a (\$2,774.) deficit.

An updated Trend chart for 2010-2016 was provided. A temporary draft of the 2016 Remediation Budget and updates regarding BMT bank funding for the HOA remediation cash-flow and homeowner loan terms were reviewed for additional considerations and accuracies. Further budget updates depend on a firm contractor quote for 39 buildings in 2016 and 2015's actual add-on unit cost that can be used for 2016 projections. Roger is working on the details for our December 9th Budget Meeting.

### **Snow Removal Contact:**

Snow removal - Council agreed to award a 3 year Snow Removal Contract to Kevin Logue, president/owner of Green Tree Landscaping. This will be a flat annual rate paid monthly during the 4 months: Dec - March, regardless of snow fall amounts and return treatments' visits. YV anticipates both savings and limitation of prior fluctuating assessments & budgetary issues to make a 3 year contract trial acceptable.

Also, HMLD was resoundingly endorsed to continue as our landscaping contractor, praising Mike Neale and his willingness to work with us through issues as they arise.

**COMMITTEE REPORTS:****Maintenance Cmte** - Ed Sweeney, Co-Chairman

Mailboxes Issue - Ed advised no new progress with Salsbury Industries, and their providing a reasonable fix for repairing the magnet plugs - vital to lid closure. Al is gathering all prior info on our YV correspondences, order-statement, and info on other HM villages/customers using their product to illustrate our issue is unique.

**George adjourned the meeting at 11:30.**

**The next regular Council & Committees meeting: November 18, 2015  
@ 09:00 & 10:00**

**Village Annual Budget & General Meeting: December 9, 2015 @ 7:00p**

Respectfully submitted,

Al Zuccarello, Secretary