

Yardley Village Council Meeting

January 20, 2016

Call to Order:

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

Attendance:

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

Minutes Approval:

November 18 Council Meeting & December 9, 2015 Annual Budget Meeting minutes - were approved 5:0 without edits.

VILLAGE BUSINESS:

President's Report & General Discussions -

*George held additional meetings with KPI2 & Precision contractors. Council's selection of KPI2 was validated in both capability and cost factors. The village's need to complete all remaining building-clusters in 2016 was re-emphasized, and additional crews will be integrated into the completion process.

*Joe accepted the difficult responsibility of setting up the completion roster.

*George continues to address important stucco remediation & repair issues in the monthly Yardley Village News editions. Much of the recent meetings continue to deal with the experience gained from stucco to Hardie plank transitioning of the 4 building-clusters (12 homes) during Phase 1, and their windows' re-habs.

*George also advised: Window/sliding door replacement will be available to Yardley Village residents during the stucco remediation process. In addition, window/door replacement will be required if current equipment is not re-usable. Yardley H.O.A. Council is considering the use, for this purpose, of windows 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. The supplier has offered to bring a trailer-showroom to Hershey's Mill in later February to demonstrate their product(s).

*Joe will advise the residents of this event.

Resident Business:

There was discussion about wishing to change the progression order of the issued Yardley Village completion roster for various reasons. The roster is basically KPI2's site picture of the village, what makes the most sense for efficiencies and the fluid movement of crews, logistics, and our & their cost effectiveness.

OLD BUSINESS:

Mailbox Issues - while we are confident that we have fixes that can be readily employed without complete overhauls, we continue into our 2nd winter while the supplier continues to discuss. We now await results of their QC testing of one of our affected units. Council is questioning whether the amount we could recover, if all goes our way, is worth dragging this on.

Treasurer's Report & Special Assessment Info -

In light of last month's Dec 9th Annual Budget & General Village Meeting dealing with annual & special assessments, there is no report in January.

COMMITTEE REPORTS:**Architecture Cmte - Tony Bruno:**

Tony advised of a request to reconsider the color of surround-trim of the windows within the Hardie Plank siding. Council members agreed color perception of the window surrounds based on sight angle & daylight viewed on the newly transitioned homes vs EIFS trim color comparisons. We ended the meeting agreeing that a change in color was not warranted nor practical.

Finance Cmte - Bob Moyer, Chairman: No Report**Landscape Cmte - Reiny Ludin, Chairman:**

Reiny submitted the following written report: Mike Neale has agreed to do the mulching in stages next year. In the spring HM Landscaping will mulch both entrances, Mt Yardley and the 4 buildings already remediated. Then in stages as 6-10 buildings are remediated, they will mulch those buildings. This will help bring the look of the Village back quickly. Turf issues will be watched over the spring and summer and any needed repairs to damaged turf will be done in fall 2016 and into 2017. Will stay within budget.

Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Co-Chairmen: No Report**Social Cmte - Joane McNamara, Chairperson: No Report**

George adjourned the meeting at 11:07.

The next regular Council & Committees meeting: Feb 17, 2016 @ 09:00 & 10:00

Respectfully submitted,
Al Zuccarello, Secretary