

## YARDLEY VILLAGE COUNCIL MEETING

March 16, 2016

### Call to Order:

George Earle, President, called the meeting to order @ 10:03

### Attendance:

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

### Minutes Approval:

Minutes of February 17, 2016:

Approved 6:0 (including 'in absentia' email approval(s) without edits

## VILLAGE BUSINESS:

### President's Report & General Discussions - George Earl

1. Snow removal services were important topics, again, for the March session of Council. Serious discussions referencing abusive & inappropriate verbal replies from a few owners/residents to both CSK Mgmt staff, as well as Council members, were aired. Primary issues addressed were the initial '**Trial by Blizzard**' snow removal attempts by the Village's new, fiscally positive snow removal firm, as well as earlier Special Assessment notices and March's Statement of Account advisements. George continues to address village issues in the monthly Yardley Village News editions.

2. The Window/Sliders replacements' demonstration's traveling show, previously held Feb 18-19, has scheduled a return visit April 11-12 at the Community Swimming Pool's lot to continue showcasing their own James Hardie brand 'Beechworth' windows/sliders choices, as well as their siding, to Yardley Village residents for the stucco remediation process - especially if replacements of windows &/or doors are required if current ones are not re-usable.

**ACTION:** Joe advising the residents by separate email distribution.

### Treasurer's Report: Roger Fleming

Roger advised Council regarding recent changes to our cash flow plan. All deposits to CAB checking will be transferred weekly to the new ICS account that is fully insured and pays interest. Monthly transfers from the ICS account to the checking accounts for Operating and Remediation will be made to cover the next 30 days of expenses. Quarterly transfers from the ICS account will be made to our BMT Investment account and to the FORD capital account (capital check writing).

Month end cash balances by fund will be reflected in the Balance sheet and Cash report. (The ICS account cash balance will be split between funds based on accounts receivable GL postings).

Two cash transfers were approved by council to replace previously borrowed funds, \$24,927 from Special assessment to Operating Fund and \$107,618 from Special Assessment to Capital (BMT Investment account).

### **Resident Business:**

1. 1723 wet stucco area above trash door is being investigated for water intrusion.

**ACTION:** Janet has engaged contractor, X-Treme Works, to do the probe-tests.

2. 1639 sliding door (window seal issue) from Fall 2015 during stucco removal & windows/sliders rehabs process will be investigated shortly.

**ACTION:** contractor, KPI2, returning in next 1-2 weeks; will inspect & advise.

### **NEW BUSINESS:**

1. **Falcon Engineering Proposal** for oversight, observation, documentation during stucco-removal remediation (necessitated by legal responsibilities) awaits Council authorization. Prior to approval, George & Council await Falcon's reply on our request for their agreement to alert both Council & CSK Mgmt when their billable expenses to our Budget spend of \$45,000 (max) reaches intervals of 25-50-75% levels.

### **2. Street Signage:**

Wood-rot & damage (since YV inception) require replacements. HMHLD proposal to replace all 8 decaying signs \$576. Council approved 5:0

On a related issue, Al advised it would be the proper time to correct a home-numbering issue, and often voiced problem, for an additional 16 homeowners or residents (especially the deliveries &/or visitors, etc) for years:-

That of re-routing drivers & vehicles past the East End entrance by exclusion of their house numbers on E/End numerical-signage, and directing them farther down Chandler Dr to the West End, then looping them through 2/3rds of the village until arriving back to 1652-1664 (Yardley Ct) &/or 1702-1704 Bldg across the way - a circuitous U-turn funneling unnecessary traffic through most of the village. The 16 addresses referenced represent 12% of YV, and it could be sensible to add another several clusters. Council will re-discuss on April 13th.

**ACTION:** Jim & Al will re-screen routes to advise Mike Neale of changes needed to accomplish.

### **3. Scuffed Driveways & Repairs:**

Council, after a feasibility investigation by CSK Mgmt, determined to forgo (at a cost of \$3,000)

any driveway touch-ups from snowplow scrapes. The coating/sealant patches would not match, and full scale village remediation, equipment & materiel storage, dumpsters, etc, and much construction - makes cosmetic tweaks a lower priority in 2016. Perhaps after 2016-2017 winter would be a better time to revisit. The couple instances of reported macadam damage are being investigated.

## **OLD BUSINESS:**

### **Special Assessment Report -**

As of March 1, 2016, an estimated 2/3rds of the HOA have paid, or committed to the full \$21,000.

## **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.

### **Maintenance Cmte - Jim DiCarlo, Co-Chairman**

Jim advised pricing for 3 or 4 snowplow damaged bollards slated for replacement, and checking with Mike Neale on current mailbox supply, etc. In addition, Jim volunteered for the journey with Al to solve an East End signage issue.

There were no other Committee Chairs in attendance.

**George adjourned the meeting at 11:37.**

**The next regular Council & Committees meeting: Weds, April 13 @ 10:00 & 11:00**

**Annual Meeting & Elections: Wednesday eve, April 20th @ 7:00pm**

Respectfully submitted,  
Al Zuccarello, Secretary