

YARDLEY VILLAGE COUNCIL MEETING –

Minutes: Feb. 15, 2017

Attendance:

George Earle, Rex Cassel, Joe Ciasullo, Art DiGiuseppe, Al Zuccarello, Roger Fleming (via internet 2-way Skype), and Janet Burgess of CSK Mgmt

Call to Order:

President George Earle called the meeting to order @ 10:00am

Minutes Approval:

Minutes of January 18, 2017 were approved 6:0 - and posted on the YV website

RESIDENT BUSINESS:

Council had discussions on previous issues & remediation-related items. Council & CSK Mgmt addressed the following:

Roof Issue - sectional roof replacement with dormer removal due to ongoing leaks.
Approved 6:0

ACTION: Janet will engage JS Roofing, LLC

Parking Space Issue: remote space(s) monopolized by residents disregarding neighbors and the YV Rules & Regs. Council approved Warnings-Fines in response to a history of dissatisfaction from neighbors village-wide on this issue, as well as this specific one. Council's action of assessed fines elicited a rationalization letter response by owner.

ACTION: Janet will advise fines stand per Council's decision 6:0

NEW BUSINESS - COUNCIL DISCUSSION ITEMS:

Trash Bin Doors' Hardware Discussion and YV Rules & Regs:

Further discussions carried from last month on which items (Exterior Doors, Hardware, Windows, and Frames) would be maintained by the **HOA**, and which would be **Owner** responsibility led to a determination that there was need for clarification and alignment between the 'Greenbook' Rules & Regs and our Yardley Village Declarations docs. For consistency on Homeowner and HOA responsibilities relating to Exterior Doors & Frames and for Exterior Windows & Frames, there will be a specific mailing of these clarifications to the owners/residents comprising the HOA.

Financial Summit:

Accounting Summary - in depth discussions were held, becoming the major focus of Feb's council meeting, including internet input from a remote Roger joining the rest of Council. Joe had additional input relating to his estimate of Legal billable hours for our court trial and exit, and additional projected hours for probable appeal. Payback strategies were advised, and much discussion and deliberation ensued.

Consensus and agreement was reached to:

1. Use available liquid capital funds to pay existing remediation expenses as required. Borrow any additional monies necessary from available operating expenses.
2. Further borrowing may come from the BMT LoC loan - if/as necessary, to pay remediation or operating expenses.
3. No additional assessment is anticipated at this time.

Bob Moyer updated us on our financial situation and investments. All good.

Elections:

Rex Cassel, VP, will run for another term in April's election.

Joe Ciasullo, Ex Officio, is considering part-time basis as needed.

Al Zuccarello, Secy, is moving shortly - will not be running for re-election.

COMMITTEE REPORTS:

Ad Hoc Alarm Cmte - Martin Praino, lead facilitator, apprised us of his findings re: our alarms problems, including his own experience of an unknown, to him, alarm signal going to HMS and having fire & police vehicles responding. He also cited that of a neighbor having a similar situation at 02:00am with a like response. He will work with George Earle to further identify these issues related to our smoke & emergency alarms communicating successfully with HMSecurity system. Seems much of this transpired when we went from analog to digital (according to Comcast reps).

Finance Cmte - Bob Moyer, Chairman

Bob's report was part of his Capital Reserve Funds and projected 2017 contributions to CRF input during Council meeting's financial discussions. Bob states YV is in sound fiscal shape.

Maintenance - Jim Di Carlo, Chairman

No report

ADJOURNMENT - George adjourned the meeting @ 11:35am

NEXT MEETING - *Weds, March 15, 2017 @ 10:00am & 10:45 (Cmtes)

*During Minutes approvals process, Mar 15 meeting postponed to April 12

ANNUAL MEETING / ELECTION - Weds, April 19th @ 7:00pm Community Center

Respectfully submitted,
Al Zuccarello, Secretary