

YARDLEY VILLAGE COUNCIL MEETING - Minutes: April 12, 2017

Attendance:

Rex Cassel, Joe Ciasullo, Art DiGiuseppe, Al Zuccarello, and Janet Burgess -CSK Mgmt

Call to Order:

Vice Pres Rex Cassel called the meeting to order @ 10:01am

Minutes Approval:

Minutes of February 15, 2017 were approved 6:0 (2 in absentia) - and posted on the YV website in March due to no YVC meeting for March 2017

Message from the President continues its informative updates from Pres George Earle in our monthly Yardley Village News. Information on our Village litigation, cable supplier contract, and village maintenance can be found therein April's issue - both in the 3 Village Mailboxes and on our Yardley Village website.

Also, George will work with Martin Praino, Alarms Ad Hoc Cmte, to further identify the issues related to our smoke & emergency alarms communicating successfully with the HMSecurity system. Seems much of this transpired when we transitioned from analog to digital (according to Comcast technicians/ reps). George had earlier advised he would try to obtain bulk pricing arrangements from outside suppliers for residents to consider if purchasing new internal fire alarms.

Treasurer's Report - April 2017:

Roger forwarded the following to Council, read into the meeting's minutes by Al, and accepted by all. Roger will elaborate at next week's Annual Meeting & Elections 4/19th.

"A partial payment of \$244,250 against our BMT LOC loan was made on March 31st. Joe Ciasullo requested we maintain a cash balance over \$130,000 in the Remediation Fund for now. A transfer of \$22,250 from the FORD account to BMT Loan payment was included in the \$244,250 paid back.

The result is an outstanding BMT loan balance of \$159,308, and a \$132,510 balance in the BMT Remediation checking account. Outstanding funds due to Remediation are \$19,982 AR and \$10,757 from Capital."

RESIDENT BUSINESS:

1. **Special Assessment(s) in arrears** was addressed during Council Executive Session as a sensitive issue pertaining to legal steps prior to liens placed on a property.

2. **Remote Parking** spaces continue to be an issue for a very few. Flagrant mis-use will result in request for compliance letters to assessed fines by the HOA.

3. **Snow Removal Issues** surfaced again, but our contractor was not alone in missteps dealing with the extra heavy snowfall (12" of last month) followed by & mixed with rain. Shoveling was made more difficult than usual. HM Landscaping had the same issues. YV driveways were also badly scuffed from other bucket & plow equipment being dragged across their surfaces.

ACTION: Council agreed with the extenuating circumstances, will continue its dialogue with our contractor, and go into our 3rd/final year under contract (Winter 2017-18) with a watchful eye before making a decision whether to renew the contract.

NEW BUSINESS - COUNCIL DISCUSSION ITEMS:

Council had discussions on previous issues & remediation-related items. Council & CSK Mgmt also held discussions on Litigation procedures and upcoming Comcast-to-Verizon contract issues

Elections:

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

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

*Dan Worden, 1729, submitted his Candidate Fact Sheet to run for the open seat being vacated by Al Zuccarello's move within the next few months. Al & Council are sincerely appreciative of Dan's commitment to Yardley Village and his community spirit.

COMMITTEE REPORTS:

Architecture Cmte - Tony Bruno, Chairman

Tony advised Council on estimates for:

*Re-habbing (or replacing) Trash Doors (sanding/re-painting hinges, handles/door knobs, and painting exterior frames, as necessary, including rusted-out metal doors (bottoms) with fiberglass doors on an as-needed basis.

*Re-juvenating remaining 210 vinyl shutters on the fronts of homes - both interior & end units, for continued 'curb-appeal' to finish off the exteriors of Yardley V homes.

Council requested specific addresses requiring Trash Door &/or Hardware replacement.

Council also discussed the imminent re-painting of the side unit columns damaged &/or made unsightly during stucco replacement and siding installation in 2016 by our KPI2 contractor firm.

Landscape Cmte - Reiny Ludin, Chairman

Advised Council of upcoming Village Walk-thru when issues & agenda will be more readily available. Reiny also requested advisement by Council, and so validated, that he can make routine decisions within the Landscape Budget.

ADJOURNMENT - being no further Committee attendance or reports, Rex adjourned the meeting @ 11:45am

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

Next Council & Committees Meeting - May 17, 2017

Respectfully submitted,
Al Zuccarello, Secretary