

YARDLEY VILLAGE COUNCIL MEETING

October 22, 2014

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

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

Minutes of September 24, 2014: Approved (6:0); sent to YV Website for posting

OFFICERS' REPORTS:

President's Report - George Earle

George summarized September's Action Items in September & October YV News.

George and Council were engaged any number of times in:

- *1. Securing services of National Contractors, the most lowest bidder of the three contractors referred to us by our consultant, Falcon Engineering. It was ascertained this contractor is fully capable of performing the scope of work & requirements to perform remediation of the common rear wall of 1640-1641-1642 in Spring 2015.
- *2. Seeking specs for Windows from Falcon Engineering Group
- *3. Firm Bids on Driveways' Seal-coating and Street Sealing for late Spring 2015
- *4. Updates/Reviews on Capital Reserve Fund study

George also reported on the MA decision to install an elevator for the Community Center and on finalized plans for the Pool House renovations.

Treasurer's Report - Roger Fleming

Roger discussed the upcoming 2015 Yardley Budget to be presented at the Annual Budget Meeting on December 10th. In addition, Roger presented his September Treasurer's Report:

"Based on the forecasting model for controllable variable expense (7 GL accounts), we have **\$2,669** uncommitted as of September 30. Operating cash as of 9/30 in checking and MM was \$56,665. Capital expenses are \$41,867 to date for the stucco-engineering-legal project, which will be recovered as part of a special assessment. The remaining balance from the snow removal special assessment, borrowed from the Capital Reserve will be transferred back to Capital Reserve by the end of October. We have exceeded our annual budget for General Maintenance and Misc Bldg. Maint, with a projected shortfall at year end of **(\$8,816)** based on the run rate. A proposed 2015 Budget was presented and reviewed by council."

Ex Officio Report - Joe Ciasullo

Joe continues to address Council and the Village with updates on:

1. **Stucco Remediation**, 2. Status of our **current Legal Action**, 3. Selection of an **initial contractor for the current work sites** (the rear wall/s of 1640-1641-1642), and 4.

Continuing **discussions and issues in determining procedure & protocols dealing with Slider Door replacement in addition to Windows' policy** - for these current homes in preparation, and for those on the docket to follow. Joe is documenting the protocols and procedures for Windows/Slider Doors replacement (or re-hab) for presentation to the owners after the policy is reviewed by YV solicitor Gilbert Toll, Esq. Inclusion of the changes as the corrected 'Curative Amendment' for the Village's Declarations and Rules/Regs will also be necessary.

YV must address current repair requirements directly for these current work sites, along with the necessity to consider multiple ramifications. These are reflected in the stream of council deliberations, and with legal counsel. These requirements led to more discussion, debate, and modifications about 2015 Assessments to cover the fundings. Those present agreed with Joe's proposal for a \$500 per Quarter additional assessment to the normal YV HOA Quarterly Assessment. The length of meeting went for over 3 hours - not all council members were able to stay. This subject will again be an Agenda-item on November 21 for conclusion before the December 10 Annual Budget Meeting to the Village Owners.

Joe also reiterates much of these continuing Stucco issues and updates in his timely articles in the Yardley Village News, and village-group emails. **Issues are on-going.**

Secretary's Report - Al Zuccarello

Al, and numerous others, have issues with increasing frequency of low flying helicopters over the villages, including helicopter school student training on weekends over HM. These are: noise pollution, rotors downdraft vibrations to roof and other parts of homes, and at least hopes to lessen the chance of a catastrophic event to a village(s) of HM.

RESIDENT BUSINESS:

Janet advised of little reported resident issues this month, other than council-approved leveling of 4 outdoor A/C compressor units cited in last month's report for: 1673, 1687, 1692, 1697 @ \$200 each - bill not to exceed \$800.

Action: Janet placed the order with Michall Damian Heating & Air Conditioning

NEW BUSINESS:

HMLD submitted 2014-2015 Snow Removal Contract, which remained essentially the same for the last 7 years - only rock salt increased by \$2.00 per ton. Council approved the contract.

OLD BUSINESS:

***Seal Coating of Driveways** - postponed until Spring 2015. Firm bid received from Hock, Inc for 138 driveways and street seams adjoining driveways @ \$13,110. This current bid for 2015 seems to better Delaware Valley Paving, later lowered by over \$3,700 to \$16,833. Streets fissures & cracks also need addressing.

ACTION: Council will re-visit early 2015 on scope of work required, and award bid.

***Columns - end units' front door pad** - held discussions; outcome uncertain. Some columns are chipped, and some show chalking &/or smears and hand prints from earlier village caulking.

Was to be scheduled for 2015.

ACTION: Tabled for further review.

***Security Alarm Panel** - Jarman Electric to begin village visitations (30-40 homes daily) to re-set alarm systems from pulse to tone - where needed, and to replace all batteries for time uniformity - so that this HOA-funded safety issue is brought up to standards. Re-sets were scheduled for October.

ACTION: None; completed in late October.

COMMITTEE REPORTS:

Architecture Cmte - Jim Alexander

Jim discussed concepts and ideas about avoiding massive stucco-wall tear downs and initiating preventative comprehensive caulking programs. Jim will be seeking further recommendations to this end.

Finance Committee - Bob Moyer

Bob presented 10/21 council meeting with an up-to-date report on the Capital Reserve Fund. Discussions on the %'s of equities vs. bonds ensued, and the past guidelines of the Finance Cmte. The FC recommended selling two stocks to reduce our current stock allocation. Council did not approve selling the stocks based on above average performance. Council did approve increasing the Stock allocation guidelines limit to 50%.

Landscape Cmte - Reiny Ludin, Chairman

No Report

Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Co-Chairmen

Discussion concerned 'raised sidewalk' pads, guidelines for replacement vs. grind/beveling and the need for gate hinges for some interior units on an ongoing basis.

Social Cmte - Joane McNamara, Chair

No Report

Meeting was adjourned at 12:15pm.

Next Council & Committees Meeting: Friday November 21 @ 09:00 & 10:00

BUDGET MEETING - Wednesday, December 10 @ 7:00p

Respectfully Submitted,
Al Zuccarello, Secretary