

YARDLEY VILLAGE COUNCIL MEETING
NOVEMBER 30, 2012
COUNCIL SESSION:

Attendees:

Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Dick Mortimer, Al Zuccarello, and Janet Burgess/CSK Mgmt

Meeting called to order @ 09:01am by President Joe Ciasullo
Approval of Minutes of October 26, 2012 - unanimous (5:0); sent to YV Webmaster 11/30

*CAPITAL RESERVE FUNDS Philosophy/Guidelines Approvals: Council held clarification discussions on Finance Cmte's investment philosophy (responsibilities & guidelines) as relating to Capital Reserve Funds. Council is in basic agreement with the FC's strategies, forwarded from Jim Falcone to Art, to council.

ACTION: Joe Ciasullo will discuss aspects in his presentation at Dec 12 Annual Budget Meeting

*INDIVIDUAL GENERATORS: Council concluded 5:0 that home generators are inappropriate for generalized use in communal living re overall safety of owners (and attached neighbors) from fire & deadly carbon monoxide fume, even if run inside garages (gasoline portable generators produce 5x volume of CO fume than an idling car). Relative to shock & electrocution factors possibilities adding to safety problems if refueling portable generators during rains, wet ground, etc, natural gas was the only type considered, but not without its issues. Noise can be controlled by decibel level, but natural gas line hook-ups and exterior placement of sizeable units also create exterior maintenance problems for grounds crews, and obtrusive placements. Also, the issue of exterior wall drill-thru connections' maintenance for future owners, and records keeping adds to YV HOA problems. While special exceptions may be considered for serious medical needs, or circumstances of a special nature - restrictions as Special Requirements may apply as deemed necessary by Council.

ACTION: Joe to advise homeowners (1699 & 1667) of council's decision.

*REVIEWS of YV RESTATED DECLARATIONS by individual homeowners produced a few queries that were addressed directly. Most were misunderstandings, typos, and incorrect assumptions. Compounding, written requests for H/Os to obtain these necessary Docs from council members (to save YV owners considerable postage, coupled with desire for receipt sigs) went unheeded, and participation was sparse. Key items & Qs for clarification

are smoke/panic alarm wiring & external hose bibs responsibility, and capital reserves of common area (omitted in restated docs), which can be covered with the Declarations Curative Amendment as a permanent attachment to the Restated Docs, and need not be recorded, again. These will be broadly addressed during December 12 Annual YV Budget Meeting.

*STUCCO PROBING/TESTING - as KHov's 5 year warranty on external walls remediation expire in 2014, it is strongly believed prudent for YV to do testing samplings of middle & end units to determine if there is further need to re-engage KHov. Probing costs of est \$350 & 450 per home, respectively, average to an anticipated \$12,000 for 27-28 homes sampled (using a mathematical model for statistical sampling).

ACTION: Janet will research competent contractors, costs, etc, for review by council.

*STUCCO CLEANING (Mildew/Mold) - number of North exposure home walls show signs of mildew discolorations. Earlier discussions of 4:1 ratio water:Clorox (ammonia bleach) brought council to introduction of Wet & Forget product, advised by Janet. Applied with low pressure by contractor it is as simple a procedure as its name. Costs & duration unavailable at time of this meeting.

ACTION: Janet to advise on contractor(s), costs, duration of treatment.
Council Meeting adjourned at 10:10am

COMMITTEES MEETING: Called to order at 10:13am

ARCHITECTURAL CMTE -

No Report

DECORATIONS CMTE - Katy Worhacz, Chair

Katy described the yeoman's work performed by Jim DiCarlo in his rehab of 4 of 7 of the village's standing deer decorations; the balance 3 will be done 2013. Joe & council thanked Jim for his considerable time & effort in this endeavor, as well as his mailbox repairs, and to Katy and her committee for all they do. The 9/11 banners receive numerous favorable comments, as do our current Christmas and seasonal displays!! There were also some personal expenditures on Katy's part and council approved immediate reimbursement for these.

ACTION: Janet will cut a petty-cash check reimbursing Katy for flag holders improvements

FINANCE CMTE -

No Report (see Item I - Council Session)

LANDSCAPING CMTE - Mary Ellen Marra, Chair

The Pear Trees continue to be a problem, not only in Yardley Ct cul-de-sac and immediate vicinity (four removals in last several weeks: 1662, 1660, 1656, plus nearby 1683), and now one at 1717 (split in two) for fifth removal.

Fireblight virus in Pear Trees has taken its toll. Cost of 1717's is \$275 to remove; council determined no stump grinding necessary due to location - just ground level cut.

ACTION: Janet issuing W/Os to Mike for removals. Discussion of replacement tree plantings, types offered, etc, tabled to next meeting.

MAINTENANCE CMTE - Jim DiCarlo, Co-Chair & Ed Sweeney, Co-Chair

Jim advised repairings to more fallen mailboxes with post-rot bases - all with their series of improvised steps & jiggled fittings. The latest witnessed was at 1659.

SOCIAL CMTE - Joane McNamara, VP of Council & Social Cmte Co-Chair

Christmas party @ HMGC has est 75 attendees. Seating will be arranged by Social Cmte.

ACTION: Joane to provide Report, including mingled seating arrangement
Council determined meeting Dec 21 unnecessary due to Dec 12 Annual Budget Meeting

Meeting adjourned at 11:17am.

Next Meeting scheduled for Friday, January 18, 2013

Respectfully Submitted,

Al Zuccarello,

Secretary