

**Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Friday, April 26, 2013 5:04 PM  
**To:** webmaster@yardleyvillage.com; flemingref@comcast.net  
**Subject:** MINUTES: YV Annual Meeting/Elections - 4/17/2013  
**Follow Up Flag:** Follow up  
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**YARDLEY VILLAGE ANNUAL MEETING & ELECTIONS**

April 17, 2013

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

Village Meeting called to order @ 7:00pm by President Joe Ciasullo

Council was requested, as a service to residents, to allow for a 10 minute presentation from a financial advisor. Intentions were good but, from all appearances, it was not well-received and unlikely to be repeated.

Joe followed with slide presentations of YV's finances, the Finance Cmte's investment philosophy and guidelines, details of HOA Balance Sheet, Operating Budget variances, Reserve Contributions to the Capital Reserve Fund and Reserve Fund investments. This data was earlier outlined and distributed to each residence as part of 2013's info-packet. There were no negatives on finances, slide show, and follow-up discussion. It was illustrated that if no further snow-removal expense occurs for in calendar 2013, YV may have a \$53K positive by year's end. This presentation well received.

Joe advised that Bob Moyer replaces Jim Falcone on the Finance Committee.

The meeting was then open to the floor for discussion. Comments on Village maintenance issues were offered re: Driveway Coatings, Mildew Treatments, and especially Stucco Probing - and the strategies available if further problems are uncovered during the pro-active probe-testing of all homes prior to KHov's 5 year Warranty expiry of April 30, 2014. Some premature scenarios were offered, with appreciation.

The re-elections of current members Dick Mortimer and Al Zuccarello to Council for

another 2 year term was voiced by acclamation.

The meeting was adjourned by President Joe Ciasullo @ 8:05pm

Next Council & Committees meeting is April 26, 2013 @ 09:00 & 10:00

Respectfully Submitted,

Al Zuccarello,  
Secretary