

## **YARDLEY VILLAGE ANNUAL BUDGET & GENERAL MEETING of 2016**

December 7, 2016 @ 7:00pm, HM Community Center

**Attendance:** George Earle, Rex Cassel, Joe Ciasullo, Roger Fleming, Art DiGiuseppe, Al Zuccarello

George Earle, President, called the meeting to order @ 7:01pm. A capacity crowd of owners attended.

### **ANNOUNCEMENTS & DISCUSSIONS:**

1. **Completion: YV Remediation & Siding Installations** - KPI2 completed the contracted for scope of work involving stucco removal, remediation, and Hardie Plank siding installations. Any punch list items can be addressed in Spring 2017 when their crews return to HM for their new contract with Springannual Budget Mtgton Village.
2. **Painting: 86 sets of portico-entrance columns by KPI2** - agreed to in Spring 2017 as a good will gesture to YV in appreciation for our 2015-2016 agreements & contract, and the showcasing effects on other villages.
3. **YV Storage of Snow-Removal Equipment** - as done in Winter '15/'16. George advised the village also trying to work out storage of this equipment with HMLD (but our contractor also a competitor of HMLD ...)
4. **UPDATE: Status of Legal Settlement Hearing** - George & Joe clarified the reason for November's hearing delay until January 10 as an insurance coverage issue with one of KHov's sub-contractors.
5. **NEED FOR VOLUNTEERS** - George cited necessity & need for various committees and council positions. Participation, and load-easing or lightening is essential to the health of any village!

**2017 BUDGET:** Roger Fleming, Treasurer

The Budget info & data was mailed to all owners/residents prior to the Annual Budget Meeting.

Roger's presentation is posted separately on the Yardley Village website - where Newsletters, Council minutes, and other helpful info can be found. The YV website is: [yardleyvillage.com](http://yardleyvillage.com)

Roger presented the 10/31 fund balances, the 2017 approved budget of \$675,648 (which has **no quarterly assessment increase**), and the positive Capital Reserve status. The budget includes \$21,266 for One Time Projects, which will include planned 2017 Landscape enhancements. An overall 4.1% increase over the 2016 projected expenses and the 2017 budget expenses including One Time Projects was explained.

**Q&A Session:**

Most pertinent was on distribution of lawsuit funds to owners selling their homes. Joe reiterated that this is an issue between seller & buyer and **MUST** be spelled out as part of their Agreement of Sale.

Also, there was mention of several mailboxes with rain intrusions. H/O addresses were obtained and the mailboxes will be checked. If magnets are not askew, suspect back wall seal may be the problem.

**Report: Safety Findings on Recent Code-mandated co2 Alarms + Smoke Alarm Systems** - Before the close of the meeting, Martin Praino - 1735, reported to all about the findings thus gathered regarding lack of, or problems relating to alarms - including our own systems now in excess of 10 years old. It was the consensus of council members that it will be helpful to have Martin return to a near-future council meeting for clarifications before action is taken.

**Minutes:** November 16, 2016 Council Meeting minutes were approved 6:0 for posting on the website.

There being no further Qs or business, **George adjourned the meeting @ 8:15pm.**

**Next Council Meeting @10:00 January 18, 2017**

Al Zuccarello, Secretary