

Roger Fleming

From: alzuccarello@aol.com
Sent: Friday, March 09, 2012 12:09 PM
To: webmaster@yardleyvillage.com; flemingref@comcast.net
Subject: Fwd: Approval of MINUTES: January 27, 2012
Follow Up Flag: Follow up
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Subject: MINUTES: January 27, 2012 @ Yardley Village Council Meeting March 9, 2012; approval unanimous/5:0

YARDLEY VILLAGE COUNCIL MEETING
January 27, 2012

EXECUTIVE COUNCIL SESSION

Meeting called to order @ 09:00A by President Joe Ciasullo

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

**Approval of MINUTES - November 30, 2011. Minutes officially Approved unanimously
4:0**

Forwarded to YV Webmaster 1/27. No Dec meeting; No

Minutes

**Joe's opening remarks centered on YV's HOA fee levels in 2011 being 5th lowest of all
HM villages; YV for 2012 is now 3rd lowest in Fee levels. He further commented on
being very impressed by HMMA's Financial Cmte, as a new member, and on the
efficiency of and data available from Ed McFalls.**

DISCUSSION ITEMS (Budget):**1. Shutter Maintenance/Coating -**

**Re: Sept 2011 report from Architectural Cmte, the '10 year' re-coating material will be
guaranteed for 5 years, including the cost of labor vs. the '5 year' re-coating material
which is guarantee by the manufacturer for 5 years, material only. Tony Bruno to
recheck the period that the manufacturer will guarantee material & labor for the 5 year
product. Discussion turned to questioning actual necessity of rejuvenating all 934
shutters, how was this recommendation initiated, and how many
villagers initially complained to jumpstart the process. It was noted that most shutters
do not seem to be in bad shape and could wait awhile longer. Further discussion Tabled
until next meeting when the following detail to be available.**

**ACTION: Tony to recheck guarantee on 5 year coating. Advise council of worst-case
scenario shutters needing attention as examples for reconsideration.**

2. Driveway Coatings -

**Our driveways appear in good shape since coated/resealed 1.75 years ago (2010). Snow
removal marring eliminated by new teflon-edged plow & bucket blades. Aesthetics no
longer an issue; preventive maintenance is now key. Discussion re: frequency of**

maintenance on 3-5 year schedule entertained. Council agreed to opt for 4 year schedule.

ACTION: Budgeting & funds to be made available in Calendar year 2013.

3. Capital Expense -

Capital Reserve Cmte (CRC) initial Study recommended 3 additional replacement items for consideration:

*Storm Water Culverts, *Landscaping (trees' pruning above & beyond 12' level), *House exterior/Stucco.

Emphasis, or major issue, is the cost of item replacement at today's current dollars versus past study period dollars. Additional discussion centered on whether there is a need for an actual Engineering Study to determine projected life of capital expense items of YV vs. determination of current dollar cost to replace items based on projected life as originally established. No record of a new engineering study to re-determine projected life of capital expense items has ever been conducted by any village or Master Association on these items. It was concluded no study needed 2012, but a new study of replacement cost of capital expense items will be scheduled and budgeted for 2014.

ACTION: Dick will disband CRC. The next Capital Reserve Study/review is 2014.

DECLARATION of YV Covenants & Easements (Restated & Revised) -

After final changes and review by Gilbert Toll, and checked by Council, the Declaration is ready for distribution to HOA, but our By-Laws Attachment has not been reviewed. Joe adamant about not spending another \$4,000 to have this done by our solicitor, G. Toll.

ACTION: Council is to review By-Laws portion and forward comments, revisions, changes to effect these internally, and send to Janet before the next council meeting on March 9 so that sign-off can be accomplished at this meeting. Substantive revisions/changes also require Association approval. The total legal Package required for Yardley Village's existence is the Declaration, Architectural Supplement (2002), and the By-Laws.

NEW BUSINESS:

\$20,000 CD, 2 yrs @ 2.13%, 1N Bank of WC / Graystone Tower Bank (soon Susquehanna Bank) expires 1/28. New rate not revealed until expiration.

ACTION: Janet will advise new rate and term available from Graystone.

Art will advise new interest rate(s) 2-4 yrs CDs from credit union (Citadel) for renewal rate decision.

Discussion re: Tardiness of YV Annual Audit. Joe advised Janet it is unacceptable; 2010's just received.

ACTION: Janet to address the problem with present auditor. If he/she cannot meet 90-120 day window after the year-end deadline, retain a new CPA.

HOMEOWNER BUSINESS:

Majors/1654 water intrusion(s) issues - approved for repairs, per Mike Neale's HMHLD proposal of 1/18/2012.

10:00A COUNCIL & COMMITTEE REPORTS:

New Attendees: Tony Bruno, and Mary Ellen Marra

ARCHITECTURAL CMTE: Tony advised of Shutter Maintenance issues (Discussion Item 1.). Will report back to Council.

LANDSCAPE CMTE: Mary Ellen discussed pruning and tree trims' overhanging branches & street encroachments, and Blvd Tree heights differing in future as some are replaced. Advised of issues HML faced 2011, and 2012 Mulching Schedule for YV preferable in April.

Meeting Adjourned 11:30A

February meeting moved to March 9, 2012 for quorum purposes; @ Dick Mortimer's/1689.

YV Annual Meeting is April 25, 2012 and scheduled in East Goshen Twp building @ 7:00p

**Respectfully Submitted,
Al Zuccarello, Secretary**