

Roger Fleming

From: alzuccarello@aol.com
Sent: Wednesday, September 19, 2012 12:42 PM
To: webmaster@yardleyvillage.com; flemingref@comcast.net
Subject: I - MINUTES August 22, 2012

MINUTES: August 22, 2012 - Approved unanimously (5:0) Sept 19 meeting.
Forwarded to YV Website September 19th. Action Items 8/22 at end.

YARDLEY VILLAGE COUNCIL MEETING: August 22, 2012**COUNCIL SESSION:****Attendees:**

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

Meeting called to order @ 09:05A by President Joe Ciasullo

Approval of MINUTES July 25, 2012:

Unanimous (5:0). Forwarded to YV Website 8/22

Janet advised balance of 2012 meeting dates: Weds/Sep 19, Fri/Oct 26, Fri/Nov 30,
Weds/Dec 12 (Open Budget Meeting), and Fri/Dec 21, if necessary.

2013 Contract for CSK Mgmt's services (no increase other than slight mailing cost
adjustment) was discussed. Contract accepted unanimously (5:0). Janet advised she
and her husband now the principals of CSK Mgmt. Congratulations and best wishes
were offered. CSK manages 10 villages in HM.

OLD BUSINESS:

Janet reported Kipcon, Inc reps toured YV the day before, 8/21. Richard Egan,
contractor, to supply ladder to Kipcon for access to our YV roofs.

Keefer (1733) basement (egress window): resulted in clarification that approval
language was not for a planned basement home office, but for a basement egress
window, and future owners of 1733 would not construe the language as permission for a
planned basement home office, 'grandfathered' for anything other than the h/o's choice
of desk placement. H/O's can place desks anywhere in their homes. Home offices for
purpose of conducting businesses with vehicular visitations are prohibited.

Joe reported a \$1,000 typo error in \$76,000 CD's statement paperwork (originally with
1st National Bank of WC, then to Greystone Tower Bank, now Susquehanna Bank), and
now listed @ \$75,000.

ACTION: Janet will contact and have them correct.

Joe led a lively discussion on Capital Reserves vs untold, unplanned-for, contingencies. Pursuant to concerns over neighboring villages' stucco problems, and our own KHov remediation warranty expiring in 2014, we will be re-visiting the issues of stucco testing, expense, etc, shortly. Otherwise, consensus is: if, or when, YV is hit with other unknown & unplanned-for problems, we'll be assessed for the bill due.

ACTION: Joe to add - Stucco Testing (possible statistical sampling & contractor) during CY 2013 and CR funding (amount?) as Agenda Item(s) for discussion at Sep 19 meeting.

Council session concluded 09:55.

COMMITTEE REPORTS:

ARCHITECTURE CMTE - Tony Bruno

Concerns with weeping cherry trimming @ 1728, and 1735-1739 overhanging &/or dead trees along YV/Boot Rd border. Joe cautioned these are also sound barriers and HML not inclined to thin, or remove anything unnecessary.

LANDSCAPE CMTE - Mary Ellen Marra

*The 'No Prune' list updated. Many h/o's have now opted off the list, as either new owners, or in recognition that significant growth &/or overgrowth of landscaping becomes a bigger problem and job/expense to whack. There is realization the longer it goes on, the more it grows - the thicker the structure & fuller the foliage. Some won't be able to be cut back - and "pruning" back to original size shocks & kills the planting; they'll need replacement.

*Mike Neale will trim around street lamps.

*Discussion of walks' pathway lighting being impacted in trimming & snow plowing operations.

MAINTENANCE CMTE - Jim DiCarlo & Ed Sweeney

*Advised village mailboxes replacement may need review. Recent case of post length/height after repair seemed to prompt a little mailbox envy. Metal post-sleeve may be able to extend above ground level a bit more vs flush counter sinking. Ground rot of posts taking heavier toll; little resistance to push-back could see this winter's snow plowing topple a record number.

*Garage doors white vinyl weather stripping throughout the village secured, as needed, with sheet metal screws.

*Dryer Vent cleaning (by Kevin Free) tested through Ed Sweeney. Letter to h/o's advising importance of maintenance, directed by Joe C, sent out by CSK Mgmt.

SOCIAL CMTE - Joane McNamara

Advised the SC has engaged 2 new members: Jean Duncan & Judy Smeltzer

Meeting adjourned @ 10:45A

Next Council & Committees Meeting: Weds, Sept 19 @ 9:00A & 10:00A

**Respectfully Submitted,
Al Zuccarello, Secretary**

**Action List
August 22. 2012**

Janet

- 1. Declarations to be distributed and mode of distribution discussed at next meeting.**
- 2. Contact Citdel re: CD. Cash it and reinvest.**
- 3. Mail meeting dates to Council.**

Joe

- 1. Call Mike re: wooded area and ask about law governing that space.**

Mary Ellen

- 1. Put Lemming on list for trimming Weeping Willow and trees along Boot Rd. 1735-1739.**
- 2. Mike to give evaluation of removing dead trees.**
- 3. Mike to trim branches around light fixtures so that foliage does not obscure lighting.**

Ed and Jim

Continue to evaluate condition of mailboxes to determine when they need to be replaced.