

Roger Fleming

From: alzuccarello@aol.com
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YARDLEY VILLAGE COUNCIL MEETINGS: January 24 & January 30, 2014

EXECUTIVE SESSION: January 24, 2014

Attendees: Joe Ciasullo, Art DiGiuseppe, Rex Cassel, Al Zuccarello,
and Janet Burgess - CSK Mgmt

Meeting called to order by President Ciasullo @ 09:00

MINUTES: November 22, 2013 - earlier Approved (4:0),
forwarded to YV Website on 12/6/13
MINUTES: December 11, 2013 Annual Budget Meeting -
Approved/forwarded to Website 12/31

Note - No Council & Committees meeting held for December 2014

HOA Budget 2014 operating budget needed revising re: snow removal expenditures. Yardley Village Financial Statements for December also require major revisions due primarily to unrecorded snow removal expenses during the month. Janet will ensure adjustments are made and revised statements issued.

The Council meeting dealt primarily with issues of stucco probes, notification to residents especially those with higher readings (28 homes), strategies and discussions of windows & sliders problems, and how to best handle the response to KHov with involvement of YV solicitor Gilbert Toll, Esq, and experienced attorneys skilled in litigation issues. A village meeting will be necessary to ensure acceptance of any proposed approach and work effort in this regard. In the current timeframe, however, Council must determine and concentrate on possible legal actions against KHov.

Dormer Windows - it was unanimously determined that age discolorations/tinting of these windows are the responsibility of homeowners.

Executive Session adjourned @ 10:15am

Bob Moyer of the Finance Committee met with council to discuss positive yields of some assets, and to transfer others to meet operating budget needs. There were no other committee representatives present.

Next scheduled Council Meeting of February 28 canceled and moved to February 13 for more urgent business and quorum issues.

Special Council Meeting: January 30, 2014

Consultant: Mark McCann, VP - Falcon Engineering
Attendees: Joe Ciasullo, Art DiGiuseppe, Rex Cassel, Al Zuccarello

and Janet Burgess - CSK Mgmt,
with YV Moisture Intrusion Committee members:
Jim Alexander, Pat Moyer, Dave Woodley, Rod Vaughn

Meeting @ 2:00pm. Joe led discussions centering around Mark's actual work-related familiarities with stucco systems as ours, his court experiences, and advice that YV could logically pursue based on past, current, and future moisture intrusions anticipated.

The options range from:

1. Full destructive stucco remediation to replace all windows/sliders and underlayment substrates
2. Partial destructive remediation surrounding all windows/sliders for replacement or re-hab
3. Same as 2. but calculate the windows/doors with highest risk of intrusion for replacement or re-hab

Options 2. & 3. have risks of undetected intrusion & interior wall rot that would extend to further remediation

President Ciasullo, and Council think a Yardley V meeting will be necessary to ensure acceptance of any proposed approach and work effort in this regard. In the current timeframe, however, Council must determine and concentrate on any possible legal actions against KHov. Meanwhile, Joe and Council are consumed with further meetings & searches for litigating attorney(s) and imminent legal actions with KHov.

Meeting adjourned @ 4:00pm

Next Council Session meeting scheduled for February 13, 2014
Respectfully Submitted,

Al Zuccarello