

YARDLEY VILLAGE COUNCIL MEETING

May 23, 2014

Attendees: George Earle, Rex Cassel, Roger Fleming, Art DiGuiseppe, Al Zuccarello,
and Janet Burgess of CSK Mgmt

President George Earle called the meeting to order @ 09:00am.

Minutes of April 16, 2014 Annual Meeting & April 25, 2014: Approved 5:0; sent to YV Website for posting.

ACTION ITEMS:

President's Report - George Earle

*George reported on MA's proposals for dealing with Sullivan House, and its annual maintenance expense, and disagrees with most. He feels the building is structurally sound, including windows, walls, etc. Council agrees that tearing down this building is not an option.

*Discussion on YVC Meeting dates falling on Weds through Sep 24 is agreeable to all new members.

Vice President's Report - Rex Cassel

*Rex will attend the MA meetings for George, as well as YVC meetings for the next 2-3 months while he is away this Summer.

Treasurer's Report - Roger Fleming

*Roger agrees with the Finance Committee's recommendation to deposit the \$50K in expired bond investments into Vanguard's Wellesley Fund or like investment, and re-invest excess cash from both Ford Advantage and Vanguard Money Market Funds into Vanguard's Short Term Investment Grade Fund after recommended amount is approved by council.

Secretary's Report - Al Zuccarello

No report.

Member at Large - Art DiGuiseppe

*Art reported on value of John Babiec's recent report on probable problem locations for moisture intrusions on certain house models. This study can be valuable in gauging future assessments and assist with disclosures in the mandated 5407 Certs for home re-sale.

ACTION - Janet has agreed to establish money market escrow accounts for escrow house sales.

Ex Officio Member - Joe Ciasullo

*Though absent from this meeting, Joe wrote an current synopsis of the status of stucco & legal issues in June's Yardley Newsletter within a week following this Council meeting.

RESIDENT BUSINESS:

*1734 - termite remediation was performed at a cost of \$1,368. Termite treatment is HOA responsibility

*1705 - had personal contractor make change to fireplace to vent outside. The current venting chimney is not acceptable to Council, nor are the after-the-fact corrective plans just submitted to Council.

ACTION: George will advise the new owners to find new remedy/ies to re-submit, or failing an acceptable remedy - to reverse/remove the new protrusion roof appendage, and repair the roof as it was.

*1649 - HSBC Bank is the new owner in arrears and is responsible for Duffy's back HOA Q-assessments and penalty fees.

*1637 - inquiry made by AI about repairs to remediated rear wall last summer & fall, then boarded up when winter hit early in November. Janet advised it was under final completion this week.

OLD BUSINESS:

*Mailboxes' Update - Janet reported on status of the purchase/return of 141 initial, sideways-facing mailbox posts, the extra shipping expense & assessed re-stocking charges, and the swop-out for the correct fitting posts (but at higher 2014 pricing) and re-shipping freight. Council is dissatisfied with Salsbury Industries' response on the double freight charges, significant re-stocking charges, and 2014 pricing on an error that should have been questioned. A credit was issued and Janet feels she can do no more. Installations begin next month.

ACTION: George requested all available info and will re-address with Salsbury Industries.

*Garage Doors & Mantels - Council agreed to schedule painting mid-late summer, and before Fall's leaves drop.

*Mildew Treatments of Exterior Walls - there was agreement that this item could be accomplished without great difficulty. Restricted to mostly north-facing walls, if done in

sequence it would be an est 1 hour to accomplish each. Homes under remediation, or about to undergo same would be by-passed until sensible to treat, or not.

*Seal Coating of Driveways - agreed this should be accomplished later in the summer with the same caveats pertaining to garage door painting and mildew treatments (work-arounds & falling leaves). In addition to driveway cracks & fissures, AI advised of numerous larger cracks or separations at driveway/street joints where light rain surface water often disappears before reaching the culverts meant to catch the runoff. It was agreed that these asphalt seam cracks - especially significant voids & separations at the streets' perimeters should be filled and packed as pre-treatments to the driveway seal coating while the crews are in place, if not sooner.

COMMITTEE REPORTS: No Reports

Architecture Committee's Jim Alexander had no formal report, but reiterated his concern about significant driveways & streets separations & cracks going too much longer before potholes & sink holes develop.

Adjournment @ 10:50am

Next Council & Committees Meeting: Wednesday morning, June 25 @ 09:00 & 10:00

Respectfully Submitted,
AI Zuccarello, Secretary