

YARDLEY VILLAGE COUNCIL MEETING-Minutes:

Attendees: Council: George Earle, Rex Cassel, Dan Worden, Art DiGiuseppe, Roger Fleming

Committees:

Architecture –Steve Keefer; Tony Bruno

CSK Mgt: Janet Burgess

The regular meeting was called to order by President George Earle at 10:00 AM.

There were no Minutes to approve.

Resident Business

There was no pending resident business to discuss.

New Business/Council Discussion Items

- Wing Wall Repairs. Mr. Keefer outlined the details of his investigation into how many of the 59 wing and gate walls of the 138 Yardley homes need repair. He has identified 17 as having immediate need for repairs. Two contractors have provided estimates and the most cost-effective bid from Bann Valley Construction has been chosen at a cost of \$21,530. A motion to approve the project was made by George Earle and seconded by Rex Cassel. The vote was unanimous to proceed. When this effort has been completed estimates for the other 40 will be obtained and funded out of the roof reserve temporarily until the Capital Contribution is increased in 2022.
- Emergency Generators. The Hershey Mill Master Association has been in conversations with PECO to add 3-4 switching stations to reduce the impact of future outages. Since there has been an increase in requests to install personal generators it is felt that there is a need to update the existing Rules and Regulations. Generators for backup electrical power are permitted provided the placement, generator specifications, and installation comply with NFPA Codes, power supply companies and local codes as well as manufacturer-distributor-installer requirements. All plans, photos and drawings of the proposed location are to be submitted to the Architecture Committee and Yardley Council, along with notice to adjoining Yardley neighbors, for approval before any action is taken. Thereafter, the installer must obtain the required East Goshen Township

approval and building permit. Messers Fleming and Keefer will work on updating the Rules and Regulations.

Old Business

- Shutter Renewal. \$3,000 has been approved by Council for Bill Dailey to “renew” 136 shutters beginning in the Spring.
- 1746 Deck renovations. The supplier has gone out of business. Mr. Keefer will suggest options. The project needs to be completed by Spring (end of April) or daily fines will be imposed.

Discussion Items

2020 Year End Operating Deficit. The Alarm Upgrade in the 2021 Operating budget is being removed and will be handled in Capital Fund. Council approved handling both the Alarms Upgrade and Entry End Wall Restorations as budgeted projects in the Capital fund.

Approval was also provided to transfer \$54,207.08 from Operating to Capital, after any adjustments based on the 2020 audit in the next month or two. This adjustment will zero out operating debit from the previous two years. The 2022 Capital Fund Contribution will be increased to fund the additional capital projects resulting in an increase to Quarterly Assessments.

Committee Reports

None

Next Meetings:

Council Meeting Wednesday February 24, 2021 10AM

Meeting adjourned 11:50 A.M.

Respectfully Submitted,

Dan Worden, Secretary