

YARDLEY VILLAGE COUNCIL MEETING-Minutes

Attendees: Council:

George Earle, Rex Cassel, Dan Worden, Art DiGiuseppe, Roger Fleming

Committees:

Architecture-Tony Bruno, Steve Keefer

Landscape-Paul Woodruff

CSK Management: Janet Burgess

The regular meeting was called to order by President George Earle at 10:05 AM

The November 10, 2021 minutes were approved as submitted.

Resident Business

1636, Pioggia. West Entrance sign. The addition of a sign on the back of the existing sign was discussed. It had previously been discussed and tabled because of cost and possible need for lights. A motion by Dan Worden and a second by Rex Cassel was made and approved to reconsider the sign on the back. It was pointed out that none of the Village signs in the Mill are two sided and that the projected cost had been high because of a need to reposition the lights.

New Business/Council Discussion Items

The discussions items were covered in the Committee Reports that follow.

Old Business

New Business

Yardley 2021 Year End Financial Overrun Analysis

Roger Fleming gave an overview of the year-end financial results now that adjustments based on the 2020 audit results have been reported. The accounting system is not totally flexible when there is a need to borrow between funds such as from capital to cover our operating deficits from 2020/2021. Also the necessary process of paying Prepaid Taxes from the Operating Fund checkbook creates shortages in the operating fund cash. It

was suggested to add a line item into the operating budget to handle the estimated prepaid tax funding requirement until the actuals can be deducted from the Capital Fund after a tax return is submitted. A like line item needs to be in the Capital Reserve budget since actual tax payments are a Capital Fund cost.

Yardley 2022 Decorations Committee Restructuring

A number of topics were on the agenda related to committee oversight by council along with having plans for other key committees. A quote from a Christmas decorations contractor was reviewed. The need to obtain storage space for the decorations in the future was also raised. The President tabled the topics and will talk with Jim DiCarlo about Christmas lights decorations when he returns and place the subject on the April agenda to further review plans and vote on funding.

Committee Reports

○ **Architecture Fall 2021 Village Evaluation**

Steve Keefer discussed the results of the 17 page report that was prepared based upon the annual walking evaluation inspection of the 138 properties. Items of particular importance:

- **27 Trash Doors** need to be repainted. A contractor will provide a cost for painting the inside and outside. 6 have defective springs. Messers Bruno and Keefer will repair.
- Most of the **Driveway and Pavement** safety hazard work has been completed.
- There are 17 **Decks** that require refinishing and/or replacement.
- All 60 stone **Wing or Gate Walls** were cleaned, repaired and refinished during 2021.
- 7 homes have stationary **Generators**.
- Homes that have fixed or retractable **Awnings** have been identified.
- 50 homes have **Dormers** which include 10 with broken window seals.
- **General Comments** and **Landscape** columns include information on maintenance needed, owner transition, stucco condition, landscape needs are general condition.

- **Landscape**

Paul Woodruff reported on a **street light issue** at the end of Yardley Circle. After some discussion it was decided that an attempt to prune some of the branches may solve the problem as compared to the expense of trying to relocate the light. Hershey's Mill Landscape has still not received bids on **pruning various trees**.

Meeting adjourned 11:45 AM

Respectfully Submitted,

Dan Worden, Secretary