

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION September 21, 2022

YARDLEY VILLAGE COUNCIL MEETING-Minutes

Attendees:

Council: George Earle, Nancy St. Laurent, Dan Worden, Roger Fleming

Committees:

Architecture- Steve Keefer

Landscape- Pierre Nolin

Maintenance-Jim DiCarlo

CSK Management: Janet Burgess

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

The July 20, 2022 minutes were approved. Motion by Nancy St. Laurent, second by George Earle .

Resident Business

None

Old Business

George Earle will get a quote on road crack sealing for next year's budget.

Council Discussion Items/ New Business

Power Washing-The subject of power washing of siding, gutters and sidewalks was raised again. This activity was not budgeted for this year and is estimated to be about \$100 a house. It will be budgeted and scheduled for next Spring.

2021 Audit and Adjustments to Journal Entries-The report was discussed and a motion was made by George Earle, second by Nancy St. Laurent to approve. Motion passed.

Roger Fleming introduced the 2023 Early Budget Planning explaining YTD variances to the 2022 Actuals vs Budget and reviewed significant increases for the 2023 fixed budget. Input for the variable budget increases were suggested and discussed. Roger will present a rollup of the 2023 Budget for discussion at the October meeting prior to submitting the final 2023 Budget for council approval in early November. Also reviewed was the status of the Capital Fund yearly forecast that has experienced some negative impacts based on the market, however should be on track for our roofing and road targets depending on future re-estimates.

Insurance Renewal premium increase-The large jump in the insurance rate is due to the increase in home values and cost of labor and materials .After some discussion it was agreed to maintain coverage with \$7,500 deductible and pay the new premium. A motion was made by George Earle, second by Roger Fleming. Motion passed.

Roof Replacement Schedule-After some discussion it was agreed to tentatively reroof the Village in 2024. The number of roofs requiring attention this past year was less than previous years. Individual roofs requiring repairs in the interim will be addressed.

Snow Plowing- The 5- year contract for snow plowing is due to expire next year. The new contract will be \$75,000 per year for 5 years until April 30 2026. Motion to approve was made by Dan Worden , second by Nancy St. Laurent. Motion approved.

Dumping Illegal Waste-Please inform contractors that they are not allowed to dump any waste into storm water inlets. This included paints, paint clean-up, drywall cleanup or other material because they feed directly into local streams and are not filtered. Call CSK if you see anyone doing this.

Committee Reports

Architecture-Tony Bruno; Steve Keefer No report

Landscape-Pierre Nolin

Pierre Nolin has prepared a tree trimming and landscape proposal for next year's budget. The request is for an additional \$110 per year or \$27.37 per quarter for each address (137 homes) in Yardley Village or a total increase in the landscape budget of \$15,070 for next year. He projects that this increase will also be required in future years.

Maintenance-Jim DiCarlo

Jim DiCarlo who has been helping us for many years is looking for someone to lead this function in the future with his help. If there is any interest in stepping up, please call Jim to discuss what this would entail.

Next Meeting October 12, 2022 10 AM

Budget Zoom Meeting Wednesday December 7th 7P.M.

Meeting adjourned 12:15 PM

Respectfully Submitted,

Dan Worden, Secretary