

YARDLEY VILLAGE COUNCIL MEETING - MINUTES February 21, 2024

ATTENDEES: Council: George Earle, Rex Cassel, Roger Fleming, (Nancy St Laurent), Steve Keefer CSK
Management: Janet Burgess

COMMITTEES :

Architecture - Anthony Bruno, Steve Keefer

Landscape - Pierre Nolin

Maintenance - (Jim DiCarlo)

I. The February 21, 2024 Council Meeting was called to order by President Earle at 10:55 AM and ended at 12:15 PM.

II. **MINUTES :** Minutes of the last Council Meeting November 15, 2023 and the Annual Budget Meeting December 7, **2023** were approved and may now be posted to the Yardley Village website.

Dan Worden, past Yardley Village Secretary who passed away on Feb **13**, 2024, was remembered by Council.

III. RESIDENT BUSINESS

-1624 / Moyer - Following the caulking of the huge upper window lower left side outer joint by LB on 1/15/2024 we await to see if further water intrusion occurs while maintaining contact with Pat Moyer (and same at 1634/Goeser). **-1742 / 1743** - Five short Hardie Plank runs with edges chewed off by squirrels discovered after removal of the privacy wall will be replaced by KPI2 when on site during roof replacement. Steve will advise the Powells. **-1694 / Millen** - Following outside inspection, a clogged drain was cleared by HML

-Propane Cylinders - a reminder will again be included in the Yardley Newsletter that per Master Association Guidelines and Yardley Rules & Regs, "Propane tanks must never be stored in any building."

IV. OLD BUSINESS

Roof Replacement - KPI2 is scheduled to begin March 20, 2024 with equipment and material supply to be placed the week before. KP12, our contractor (who also completed the Yardley stucco remediation in 2016), will begin at the Yardley West entrance and continue thru the Village building-by-building for best efficiency and flow until completion in Fall 2024 at the Yardley East End. All dormers will be removed, skylights and sun tunnels may be replaced or new installed at homeowner expense, and roofing along with new gutters including gutter guard will be replaced. A "Yardley Roofing Project" package will be emailed to all Yardley homeowners providing project detail, a map showing building order of work, homeowner co-operation and instruction-needed sheet, and skylight/sun tunnel replacement costs. Most homeowners have already paid the \$8,500 special assessment, and the remainder will be contacted by CSK.

V. NEW BUSINESS / DISCUSSION ITEMS

2024 Yardley Budget - Roger recommended that Quarterly Fees continue as planned thru 2026 to build **Reserves for Roads in 2026**. Thereafter an increase will probably be needed to cover the next 5 years

for the painting of Hardie Plank which is required every 15 years to maintain the 40-year manufacturer's warranty. Additionally, we don't know if remaining stucco might require maintenance or replacement.

Pet Rules for HM MA - Following discussion Council tabled until March a comparison of Yardley's Pet Rules to those proposed by HM MA. The primary concern focuses on what "will be required" versus the leeway of what "may be required".

Residential walking paths circling HM were cleared of snow by HML at MA request. Cost and if this will or should continue is unknown.

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VI. COMMITTEE REPORTS

ARCHITECTURE

Shutters - In November 2023 Council approved a plan to paint the **176 short** (18" x 36") shutters above garages for **\$3,344** (clean and 2 coats) in Spring 2024. An additional quote of **\$1,840** (\$23 per shutter - same process) was since obtained to also paint the remaining **80 large lower shutters** (many were removed at stucco remediation in 2016). A unanimous Motion was approved to proceed with both projects at a total cost of \$5,184. Both small and large shutters are **to be painted in "Yardley Green"** color to match existing green trim and doors!

An additional quote of \$4,935 (\$35 each for 141 mailboxes) to clean and 2-coat with Renu the Yardley brown **Mailboxes and posts** was deferred until Fall 2024. Steve will write a cleanup /dress-up process for homeowner do-it-yourself action for their mailboxes to be included in the April Yardley Newsletter.

LANDSCAPE

-1710 and 1711-removal and replacement of large boulevard trees at homeowner expense had already been approved **-1686 /Paine** - CSK will send a second letter with time frame for removal of many pots and planters still in the front and rear yards since the first letter was sent 11/15/2023.

-Behind 1628-29 a large dead spruce tree was removed by MA from MA grounds. Pierre to ask HML and MA if the tree might be replaced as a shared expense to fill in this large space **for** future growth.

-Mulch 2024 - the best option from HML given the planned roofing project to begin in early Spring 2024 is to wait until after October and then mulch everything which is just before mowing concludes.

-Turf damaged or dug up **in snow plowing** will be replaced or reseeded by Kevin Logue after the winter snow season. **-1630 and 1631**-water continues to intrude into the garage at 1630 which is about 12" lower than the courtyard soil at 1631. Pierre wonders if the stucco / wood wall has rotted since there are no drain pipe blockages. Council decided to wait until after roofing is completed to decide if water proofing is needed or what remedy is best.

-1712 - the shadow box fence behind this house along Greenhill Road is broken and leaning. HML will attempt a temporary repair while MA obtains pricing for closed vinyl fence to replace this and other wood fence sections.

MAINTENANCE - no report

VII. INFORMATION ITEMS

Work Order Log items continue to completion including coating of lower walls at **1643 and 1645** and replacement of sidewalk at **1675** scheduled for Spring 2024.

1654 / Majors - Complaint of incomplete and unacceptable snow removal of driveway has been addressed.

NEXT MEETINGS

Next Council Meeting, Wednesday, March 20, 2024, 10 AM, Ardmore Room, HM Community Center

Annual Meeting / Election, Wednesday, April 24, 2024, 7 PM, HM Community Center
three Council Member's terms expiring. Mailing to Yardley Homeowners advising and soliciting "Candidate" interest to mail in early March

Respectfully submitted, Steve Keefer, Secretary
3/11/24, 8:38 AM