

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - March 20, 2024

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

COMMITTEES :

Architecture – Steve Keefer
Landscape – Pierre Nolin
Maintenance – (Jim DiCarlo)

I. The March 20, 2024 Council Meeting was called to order by President Earle at 9:57 AM and ended at 11:25 PM.

Council accepted, with Thanks, the **resignation of Nancy St. Laurent** and then voted to appoint Pierre Nolin to the vacated Council seat until the Yardley Annual Election on April 24, 2024.

II. **MINUTES :** Minutes of the last Council Meeting February 21, 2024 were unanimously approved.

III. RESIDENT BUSINESS

-1730 / **Ebert** – A request for screen removal prior to roofing was addressed by Architecture. Screens and deck furniture should be removed by homeowners where possible or they will be covered or moved by KPI2 during re-roofing.

IV. OLD BUSINESS

Roof Replacement – KPI2 is scheduled to begin Monday, March 25, 2024 with equipment and material supply to be placed the week before. Three overflow / visitor parking areas will be blocked off with cones and signs. George will provide a schedule to residents and update as work progresses.

KPI2, 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 was 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 reminded that the Yardley Budget requires an Annual Audit which CSK will arrange.

Pet Rules for HM MA – Yardley’s R&Rs re Pets are sufficient compared to those proposed by HM MA. The primary concern focuses on what “will be required” versus the leeway of what “may be required”. Overall, HM is still subject to EGT code and rules of conduct.

VI. COMMITTEE REPORTS

ARCHITECTURE

Shutters – CSK has issued a Work Order to paint the 176 short (18” x 36”) shutters above garages and the remaining 80 large lower shutters (clean and 2 coats) 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 ! Expect this painting to be done this Spring / Summer.

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. After discussion Steve asked to include a simple request in the April Yardley Newsletter for residents to wash/clean their mailboxes if green or dirty.

-**1634 and 1624** – Following a second evaluation and caulking, further water intrusion around the huge upper side entry windows has stopped. KPI2 will inspect further at both addresses when on-site roofing these buildings.

LANDSCAPE

-**1710 and 1711** –Large boulevard trees already removed at homeowner expense and to grind stumps out soon.

-**1686 / Paine** – Removal of many pots and planters in the front and rear yards is improved but not remedied. Pierre to provide pictures for another letter or thereafter have HML remove and dispose of the extraneous pots.

-**Mulch 2024** – Council voted unanimously to still mulch in October following roofing completion to best protect plants for Winter and prevent soil erosion. A ladies' suggestion of no benefit to mulch with Winter ahead was duly noted.

-**Snow plowing** which resulted in turf damage will be repaired in April.

-**The Yardley Landscape Budget for 2024** had little expense in the first quarter as most work is planned for Fall. Tree branches' removal on Fridays and the Spring cleanup by HML will not be chargeable although special cleanup after storms if needed will be a special charge.

MAINTENANCE - no report as Jim is still away. CSK continues to process Work Orders as needed. There was a homeowner suggestion that the Yardley Village sign at the East end needs rework.

VII. INFORMATION ITEMS

A recent memo from the Decorating Committee asked who is to organize and manage the committee ?

NEXT MEETINGS

Next Council Meeting, Wednesday, April 17, 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 are expiring. A letter was mailed on March 14 to Yardley Homeowners so advising and soliciting "Candidate" interest.

Respectfully submitted, Steve Keefer, Secretary

