

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - September 20, 2023

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

COMMITTEES :

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

I. The September 20, 2023 Council Meeting was called to order by President Earle at 10:00 AM and ended at 11:50 AM.

II. MINUTES : Minutes of the last Council Meeting held August 23, 2023 were approved.

III. RESIDENT BUSINESS

1684 / Lovin – Lidia Lovin continues contacting CSK, threatening to sue Yardley Village for additional settlement of alleged loss following power washing. Council's response has already been provided in a letter dated 7/6/2023 and further updated with the Minutes of the 8/23/2023 Council Meeting. Council plans no further address.

1742 / Powell – The color nonconforming deck (composite flooring in gray and railings in tan color) was constructed July 17-18 without any formal application to Architecture or Council. A permit was issued by EGT and the deck passed final inspection on 8/30/2023. George suggested the Powells should be required to paint the railings, wrap-around/cover boards, and step risers in a brown tone color per the Yardley R&Rs. George also recommended that Council permit lighter decking colors given the extreme heat of composite decking in the sun. George and Steve will plan to visit the Powells to attempt to negotiate an exception to the nonconforming decking color.

IV. OLD BUSINESS

Roof Replacement – Using a “minimum standard” description, President Earle has requested roofing estimates from KPI-2, Bachman Roofing, and Mount Vernon Construction which are expected to approach \$3 Million for work to be completed in 2024. Additional costs for “extras” may include new rain gutters, chimney caps, dormer removals, shutters, plywood/sheathing replacement (20% ?), and skylights/solar tubes (home owner costs). A special assessment of possibly \$10K may be needed per owner given the increased cost of materials and labor to replace aging 25 year roofs.

V. NEW BUSINESS / DISCUSSION ITEMS

Insurance for Yardley HOA – A “Package Policy Options” proposal dated 9/22/2023 has been received from CAU / Community Association Underwriters of America with an Effective Date of 10/1/2023 at a cost of \$90,461 including a Deductible increased to \$10,000 (\$7,500 currently). Council asked for insurance costs if the deductible was increased to \$12K or \$15K before a final decision. As a reminder to all, Roger and Janet explained that the Yardley insurance covers exterior and inside the home. Basically, if a house is turned upside down, what falls out is home owners cost, but all other costs are HOA.

2024 Fee Cost Increases - cost increases announced already for 2024 include :

- MA increase of \$6.81 per unit per month = \$81.72 per year (= increasing from \$207 to \$214.05 per month per unit)
- HMLD increase of +19% (= increasing from \$92.33 to \$109.87 per month per owner) = + \$210.54 per year per unit.
- CSK Mgmnt increase of 2% (increasing from \$2,973 to \$3,032 per month to HOA).

A Motion was approved to accept a new 3 year Agreement with CSK Management reflecting a 2% increase each year. Therefore, CSK fees will be \$36,384 in 2024 ; \$37,110 in 2025 ; \$37,853 in 2026.

CSK will also be increasing the monthly Administration Fee by \$0.20 to \$1.70 per home/per month beginning 1/1/24.

- JL Blosenski/Trash Removal cost will increase to \$24 per unit per month from the current \$23 per month per unit.

Gutters / Gutter Cleanings – Roger highlighted that \$12,745 has been spent thru 8 months of 2023 on gutter cleanings. Since other villages do two mass cleanings per year, perhaps Yardley should do one cleaning per year for all homes with additional cleanings at cost to the owner ? Some homes are receiving 2-3 cleanings . Should Council again consider testing Gutter Guards ? A request to change the R&Rs for 2024 to 2 gutter cleanings per year was tabled. There was also discussion re the large 40-60 ft span of gutters across the backs of homes with down spouts only at each end, the size of our current gutters, and if/where additional down spouts might be added for drain tie-in.

Social Committee Funds – Nancy will review with Melaine Blair the utilization of extra earned funds which might be considered for new or additional seasonal decorations or a new park bench.

VI. COMMITTEE REPORTS

ARCHITECTURE

Trash Door Painting – Using a list provided by CSK, Bill Dailey Painting completed the painting of 43 trash doors exteriors at \$40 each and 4 front doors and side panels at \$110 each (cost paid by home owner in advance as this was not a Yardley project). All were faded or weatherworn, and all were painted on one day, September 21.

1643 and 1645 – 6-8” of “blue” concrete basement wall waterproofing is showing as an eyesore to corner passersby. CSK will request a cost from JB Contracting to paint this 6-8” of blue wall to match existing siding colors.

LANDSCAPE

1612 –two railing areas on top which separated and were tied together with zip ties have been repaired by the MA.

1651 and 1659 – Roger questioned the need for removal of flower pots exceeding 18” diameter or height in place for quite a while from these driveways. Council should better evaluate strict compliance with R&Rs or perhaps make a better more understanding choice to consider and allow an exception.

MAINTENANCE

1620 / Marone – The concrete ball on top of the courtyard wall entrance is reported to be cracking. Jim to investigate.

VII. INFORMATION ITEMS

One last season-ending Happy Hour is planned for Thursday, September 21 on the lawn next to 1702 Yardley.

NEXT MEETINGS

Next Council Meeting, Wednesday, October 18, 2023, 10 AM, Ardmore Room, HM Community Center.

Open Budget Meeting, Thursday, December 7 at 7PM.

Respectfully submitted, Steve Keefer, Secretary