

Board Meeting Minutes  
May 14, 2024

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Tuesday, May 14, 2024 at the community clubhouse. In attendance were Board members Teri Waldman, Alice Cash, Karen Fell and Mary Gault. Leah Bechtel was away. From KMC, Kat Makridakis was present.

**Residents in attendance:** Brian Zetzel, Ann Schroeder, Lynn Aldous, Patty Hampton, Gary Creasey, Fred Irwin, Dick Carroll and Ignaceo Lay.

**Call to order:** Teri Waldman called the Board meeting to order at 6:00 pm and established that a quorum was present.

**Secretary's Report:** The Minutes of the previous YC Board meeting on March 12, 2024 were presented to the Board via email on March 18, 2024 and were approved. It was confirmed at this meeting that the Minutes were approved and distributed to the residents.

**Introduction of New Officers/Board Members**

**Leah Bechtel – President**

**Teri Waldman – Vice President**

**Mary Gault – Secretary/Treasurer**

**Karen Fell – Director**

**Alice Cash – Director**

**Ignaceo Lay volunteered to be on a Treasurer Committee.**

**Residents' comments, concerns, and questions:**

- Discussion about the Trash Pick Up at 8720 by the new trash company – Waste Management. There was a presentation about efforts by building representatives to reach out to WM to solve the problem that has risen due to larger trucks and inexperienced drivers. Three homeowner reserved spots are affected by this problem. If cars are parked in their reserved spots, then the Thursday driver will not pick up the trash citing Safety Concerns. Three suggestions were presented to those present which could involve the movement of parking spaces. Kat raised concerns about this solution citing founding documents. A homeowner pointed out that parking spots were moved by the 88's just last year to add a handicap space. Homeowners Fred Irwin and Ignaceo Lay volunteered to reach out to WM in hopes of having a representative out here on site to review this situation. Tabled until next meeting.
- A Homeowner asked about the repair of the Pool Liner. Kat explained that it was covered under warranty and had been repaired.
- A homeowner brought up that when the Pool was filled the company left the water running all night. Kat to compare water bills to determine if that company will need to refund us some money for the excessive water use.
- Gary Creasey led a discussion concerning the repair of the fence between the apartments to the east of our property. Kat has several quotes to replace the fence and one to repair it. Gary volunteered to repair the fence this summer explaining what needs to be done. He also suggested that we should have the fence painted/stained to maintain it for many years to come. Kat to get quotes for painting/staining. Liability waivers will be required if volunteers work on the fence.
- A homeowner asked about and volunteered to research the possibility of a community wide Internet and Cable service.

**Treasurer's Report:**

- Mary Gault provided Financial Summary for April.
- Discussion followed concerning the Charge of \$12,972 for 5922 - Fire Equipment & Testing. This was an expected expense but it was decided that for accounting purposes it should be listed as a Reserve Budget expense under 7355. Teri Waldman moved that this account change happen. Alice Cash seconded.
- There was a discussion concerning the Merchants Bank Sweep Account. Kat explained that these two accounts earn 5% interest.
- Teri Waldman moved to accept the Financial Report. Alice Cash, seconded. The Financial Summary was approved.

#### Management Report:

- **Maintenance Log**
- **8720 Entry Leak** – A Water test was conducted by KMC Group and it was determined that the water is leaking in around the flashing of the window when the rain comes in from the east. Kat will contact Douglas & Associates to address this problem.
- **AC Condensation Lines** - Still waiting on an estimate – these lines are not in conveniently located spots.
- **Monument Lighting** –Kat has located the “tunnel” under the driveway which accommodates electricity for irrigation. Speaking with Riser Kay Electricians about the possibility that the electrical line for the monument lights could use the same “tunnel” to reach the monument lighting.
- **Lighting in 88’s and replacement of all Exit Signs in the buildings.** In the 88’s the lighting in the individual condo entry door section needs to be updated. – Ongoing discussion

#### Old Business:

- **8750 Carpet Replacement** – Reviewing Scope and seeking estimates. Received quotes from Flooring Expressions last year – expecting an updated one. Country Carpet quoted - \$26,000  
Still expecting quotes from Tish Flooring and Indianapolis Custom Carpeting.
- **Outgoing Mailboxes for the 88 buildings** – Mailboxes have been hung. After two tries the post office still has not come out with the correct lock.
- **Eastern Fence Repair** – Covered in the Homeowner Section.
- **Street Sign at the Entrance to Yardley Court** – needs to be repaired. Suggested we just go with a regular street sign comparable to the one recently put up by the Willow Lakes Apartments. Kat will reach out to the Master Association.
- **Moles** – Vendor suggests using a grub treatment a section at a time marking sections with caution tape. Moles eat grubs so the idea is to eliminate their source of food. It was also suggested to add a grub treatment to our landscaper’s contract in the future.

#### New Business:

- **Pool – Stairs and Gate** – need to be secured before the pool opens.
- **Clubhouse – Rekeying** – discussion over how many keys are needed and who needs to have them.
- **Carpenter Bees** – General Treating is not an option. However, the problem is all over the community. If owners turn in a work order, the critter company can come out to treat for the bees and other flying insects. Call KMC to register for Frontsteps - their online portal. Also ask someone to help you submit a work order! 317-570-4358
- **Cleaning Contract** – reviewed to get quotes for a new cleaning service.
- **Gutter Cleaning** – David Hazen Group suggested a discount if we signed a contract for two cleanings a year. After discussion it was decided that one cleaning a year is sufficient and requested a cleaning after November 1<sup>st</sup>.
- **Down Spout Repairs** – a work order is in for downspouts/flooding problems to be addressed

**Executive Session**

- **Delinquency Review**
- **Violations**
- **Legal Updates**
- **Adjournment** – With no further business, the meeting was adjourned at 8:30pm.

Respectfully submitted,

Mary Gault

Board Director / Secretary

Yardley Court Condominium Association