

Yardley Court Homeowner's Association  
Board Meeting Minutes  
January 14, 2025

The Board of Directors of Yardley Court Condominium Association met pursuant to call to order on Tuesday, January 14, 2025, at the community clubhouse. In attendance were Board members, Mary Gault, Karen Fell, Teri Waldman, Kris Hebel, and Alice Cash.

**Residents in attendance:** Patty Hamilton, Maxine Thurman, Ann Schroeder, Madora Lewis, and David Daum.

**Call to Order:** Mary Gault called the board meeting to order at 6:00 p.m. and established that a quorum was present. Bernard Acquafredda was introduced as the new KMC Community Association Manager. Kris Hebel is a new board member.

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

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

Alice Cash conveyed a comment made by a resident in the 8750 building: a package delivered by Amazon was found leaning against the baseboard heater in the lobby. The package was very hot. The resident is concerned that this could have started a fire. Resident suggested a larger sign be posted above base board heater.

Maxine Thurman complimented the new clubhouse furniture. Ann Schroeder commented that Terrance had done a good job of removing snow from the parking lot.

**Treasurer's Report:**

Karen Fell provided the financial summary for December. The summary was approved and will be posted on the bulletin boards.

**Management Report:**

A Management Report was provided to the board by Bernard Acquafredda.

**Old Business:**

- Lighting Repair
  - i. Emergency lights and exit signs need replacing in the 8720 and 8800s. Koorsen has a section that does lights and exit signs. Koorsen will provide an estimate.

- ii. Lighting in the 8800s' hallways require updating. Bernard will obtain estimates from Thomas Cabling and Universal.
  - iii. Monument light is still out. The monument light switch may be located in the pool utility closet. Thomas Cabling will research.
  - iv. Street lighting outages – bulbs were replaced. Thomas Cabling recommends that light bulbs be retro fitted with LED bulbs.
- Eastern fence - finding a company who will power wash the fence is ongoing. Acqua Surface will provide an estimate. After power washing is completed, the fence will be waterproofed and stained. Bernard will obtain estimates from Legacy and Certipro. Estimate from Empire needs to be updated.
  - Pool gate lock – Bernard will obtain an updated estimate from Tinder for a mechanical lock for the gate and the restrooms.
  - Railing for #305 in 8750 has not been repaired. Bernard asked for photos.

#### **New Business:**

- Intercom system for 8810 is not working. Tinder has provided an estimate for a modernized intercom system with video and audio. Internet is required and a smart phone.
- New carpet for 8720 – estimate provided by Flooring Expressions for new carpet for 2<sup>nd</sup> and 3<sup>rd</sup> floors only. A resident attending the board meeting expressed her concern that carpet won't match the first floor carpet. Discussion that 8720 get carpet cleaned and wait until next year for new carpet for all three floors. Mary Gault will obtain an estimate from Flooring Expressions for new carpet for all three floors. Carpeting for 8720 is on hold for now.
- Quote from Flooring Expressions for new carpet in the 8800 buildings – Teri Waldman made a motion to accept the quote. Karen Fell seconded. New carpet will be installed in March.
- Volunteer(s) needed to review Rules and Regulations last updated March 2023.
- Clubhouse refresh project – need to obtain bids for painting and removal of wallpaper. Bernard will obtain a quote from Legacy Painting.
- Need to schedule service of the clubhouse HVAC unit – consider obtaining a quote from Chapman Heating and Electric.

- Fire system in all buildings needs to be updated – reviewed estimate from Koorsen. Motion made by Teri Waldman to accept Koorsen quote. Karen Fell seconded.

#### **Executive Session:**

- Delinquency updates
- Legal updates
- Adjournment – with no further business, the meeting was adjourned at 7:33 p.m.

#### **Business Completed in December:**

1. Badger cleaned carpets in the 8800s and 8720.
2. Electrical meter on south end of 8720 was repaired.
3. New carpet was installed in 8750.
4. Grub treatment was added to the contract with Landscape Solutions.
5. Streetlight outages were repaired by Thomas Cabling.
6. Corporate Transparency Act application was completed.
7. Car with broken window and expired license plate was removed from our property.
8. David Hanzen Group cleaned the gutters.

#### **January Notes:**

1. Joseph Martelli volunteered and fixed the broken door to the trash enclosure by the 8800s.
2. Mailboxes in the 8800s now have locks for outgoing mailboxes.
3. Door latch on 8820 repaired by Tinder on 1/7/25.
4. Street sign at the entrance to Yardley Court was replaced.
5. Clubhouse garbage disposal is fixed.
6. Halogen bulb for the American flag light fixture was replaced with an LED light bulb.

Respectfully submitted,  
Alice Cash  
Board Director  
Yardley Court Condominium Association