

Yardley Court Homeowners Association
Board Meeting Minutes
January 9, 2024

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Tuesday, January 9, 2024 at the community clubhouse. In attendance were Board members Terry Kirsten, Leah Bechtel, and Mary Gault. From KMC, Kat Makridakis was present.

Residents in attendance: No residents were in attendance.

Call to order: Terry Kirsten 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 November 11, 2023 were presented to the Board via email on November 20, 2023 and were approved. It was confirmed at this meeting that the Minutes were approved and distributed to the residents.

Residents' comments, concerns, and questions: Residents were not present

Treasurer's Report:

- Terry Kirsten provided Financial Summary for the end of the year. Leah Bechtel moved to accept the Financial Report. Mary Gault, seconded. The Financial Summary was approved.

Management Report:

- **Maintenance Log**
- 8720 Entry still is leaking, will have Rocklane out to investigate
- Water spot in entry of 8820 will be addressed when the painting of the 8800's happens
- Water Heater in the Clubhouse which was causing a gas leak was replaced on December 20, 2023
- The south entrance door for 8720 was adjusted and is now closing correctly.
- Investigating a proposal to have the AC condensation lines for Common Area HVAC inspected/cleaned in 2024.
- A street Light repair estimate was received from Frye Electric. Kat to research solar lighting options for the entrance monument.
- Requesting estimates for the fence repair on the east side of the property. Hoping to get work done in April.
- Shackelford completed the repair in the garage foundation.
- Kat to contact owners in 8750 #109 concerning a clogged dryer vent cleaning. It is the responsibility of all owners to have your dryer vents cleaned yearly. Clogged dryer vents can result in a fire in your home, ruin your appliances and cause damage to our community.

Old Business:

- **Maintenance Responsibility Checklist** – A draft of the Maintenance Responsibility Checklist was present and discussed at our meeting. Kat to research several items and get back to the board by next month.
- **Water Intrusion Policy** – Attorney to draft a policy. Kat sent the Board an example of a Water Intrusion Policy. Expect to review at the February Meeting.
- **Masonry Estimate** – Shackelford to do a review of entryway masonry, the brick section of our road at the entry to our property and overall masonry concerns of our garages in 2024.
- **8750 Carpet Replacement** – Reviewing Scope and seeking estimates.
- **Outgoing Mailboxes for the 88 buildings** – USPS is reviewing the images provided and following up with options allowed and details on installation. At the time of our meeting, we are still waiting on USPS.
- **Reserve Study Review** – Latest draft for review in February.

- **88XX Building Interior Painting** – The Board reviewed three quotes (Legacy, Guy Painting, Certa Pro) for this 2024 reserve project. Although the quotes were similar in scope and price, the Board decided to continue our relationship with Legacy Painting. Leah Bechtel motion to accept the bid. Terry Kirsten seconded.

New Business:

- **Koorsen Repair Estimates 2024 Inspection**
- **a. 5-Year FDC Hydro Inspections** – All three buildings are due for these required 5-year inspections.
- **b. 8720** – Fired Department Connection Repairs and Name Plate Replacements
- **c. 88xx Building** – Name Plate Replacement and Sprinkler Testing Required
- **d. 8750** – Name Plate Replacement and Testing for Indo on Plate that cannot be read
- **e. We will work with Koorsen to update Pike Fire once repairs are completed, and we will schedule fire watch with Pike FD during the repairs.**

Executive Session

- **Delinquency Review**
- **Violations**
- **Legal Updates**
- **Adjournment** – With no further business, the meeting was adjourned at 7:45pm.

Respectfully submitted,

Mary Gault

Board Director / Secretary

Yardley Court Condominium Association

Note:

1. **Need to discuss replacement of Interior Lighting** - Exit, Emergency, and hallway lights – Frye Electric?
2. **Continue discussion of the 8800's interior lighting** - Cleaning