

Yardley Court Homeowners Association
Board Meeting Minutes
February 13, 2024

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Tuesday, February 13, 2024 at the community clubhouse. In attendance were Board members Terry Kirsten, Leah Bechtel, Teri Waldman and Mary Gault. From KMC, Kat Makridakis was present.

Residents in attendance: Joseph Martelli, Ann Schroeder, Lynn Aldous, Debra Murray, Alice Cash, and Brian Zetzi.

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 January 9, 2024 were presented to the Board via email on January 11, 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:

- An owner confirmed that the Dryer vent for condo 109 in the 8750 building has been cleaned out.
- There was a report of concern about the continued use of a charcoal grill near the garages on the Yardley Court property which is in violation of our By-Laws. Kat will send a second letter to the property owners of condo #208 in 8750.
- There was a suggestion to post monthly reminders on the lobby bulletin boards of important things for owners to remember.
- An owner from the 8800's building reported that the painting was completed and was well done. There is concern about the lighting in the hallways as well as the condition of the bulletin board information.

Treasurer's Report:

- Terry Kirsten provided Financial Summary for January. There were some questions from the Board concerning expenses from the month as the financials showed we were \$9000 over budget. Kat Makridakis will review the financials and will send an amended version. Leah Bechtel moved to accept the Financial Report while expecting an amended version. Teri Waldman, seconded. The Financial Summary was approved.

Management Report:

- **Maintenance Log**
- 8720 Entry Leak - Feazel Roofing was out to investigate the roof line of the portico as well as checking where the new siding attaches. Everything looked good. Kat to contact Carmel Glass for further investigation of the area.
- Investigating a proposal to have the AC condensation lines for Common Area HVAC inspected/cleaned in 2024. An estimate has been requested from Sexson Mechanical.
- Monument Lighting – Kat researched the solar lightning option for lighting the Monument at the entry to Yardley Court and found poor reviews, The lights evidently dim over many hours and then need to be replaced frequently. Kat reached out to KMC for further solutions. She is now researching the possibility that there is a “tunnel” under the driveway to accommodate waterlines for irrigation. There is a possibility that the electrical line for the monument lights could use the same “tunnel” to reach the monument lighting.
- 8750 Main Drain Clog Stack effecting 109, 209 and 309 in 8750 – McNeely addressed this issue with condo #309 and evidently the problem has been fixed.
- Kat has ordered new runners and rugs for common areas.

Old Business:

- **Maintenance Responsibility Checklist** – A draft of the Maintenance Responsibility Checklist was present and discussed at our meeting. We will need a Board Resolution to make changes or clarifications to several items that the Board feels are inappropriately assigned as owners' responsibilities. Kat to have the lawyer draw up a document.
- **8750 Carpet Replacement** – Reviewing Scope and seeking estimates. Mary will send Kat a quote from Flooring Expressions, the company that replaced the first-floor carpet in the 8720-building due to the 2019 flood.
- **Outgoing Mailboxes for the 88 buildings** – Kat spoke with the USPS Manager concerning the outgoing mail boxes. Mailboxes have been purchased and will be hung in each of the 88's. Then USPS will supply a lock for each box and begin collecting the mail. Please do not use the mailboxes until you see a lock on it from USPS.
- **Reserve Study Review** – The latest draft was discussed and a motion was made by Leah to accept the draft. The motion was seconded by Terry. The Reserve Study is a Budgeting Tool to be used by future boards to plan for upcoming major projects and includes a guide to increase in future HOA dues. A copy of the Reserve Document will be available for viewing at www.yardleycourtcommunity.com in the near future.
- **88XX Building Interior Painting** – Legacy has completed the painting in the 8800's Buildings and a walk through with the vender has been scheduled for Friday, February 23 at 10am.
- **Koorsen Repairs** – Scheduling has begun for the nameplate replacements. 5-Year FDC Hydro Inspections may be needed and may require a fire watch. Kat will let us know.
- **Fence Repair** – A section of the fence along the apartments to the east of our property needs repair. Kat is hat requests for quotes out to three venders: Empire Works, Holt Construction, and Timber Ridge Fence Co.

New Business:

- **Intercom Buzzer issue in 8820** – Kat is working to resolve this issue
- **Annual meeting will be on Thursday, April 11th at MCL**. More info to follow
- **HOA Board Members** – The following HOA Members terms are expiring – Mary Gault, Terry Kirsten, and Madora Lewis. **Please take some time to consider being a member of the HOA Board.** This is a two-year commitment. Seeking owners that are engaged in the community and have with a special interest and experience in finance. We are seeking 3 to 5 new members. If you would like to be on the HOA Board or if someone would like to nominate an owner, please fill out the nomination form that can be found on the website at www.yardleycourtcommunity.com. This form will be part of a packet that will go out to homeowners prior to the meeting.

Executive Session

- **Delinquency Review**
- **Violations**
- **Legal Updates**
- **Adjournment** – With no further business, the meeting was adjourned at 7:35pm.

Respectfully submitted,

Mary Gault

Board Director / Secretary

Yardley Court Condominium Association