

Yardley Court Homeowners Association  
Board Meeting Minutes  
March 12, 2024

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Tuesday, March 12, 2024 at the community clubhouse. In attendance were Board members Terry Kirsten, Teri Waldman, Madora Lewis and Mary Gault. From KMC, Kat Makridakis was present.

**Residents in attendance:** Joseph Martelli, Adrienne Martelli, Ann Schroeder, Lynn Aldous, Debra Murray, Karen Fell, and Ron Dalrymple.

**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 February 13, 2024 were presented to the Board via email on February 16, 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:**

- Thank you for painting the building and cleaning the light fixtures.
- Questions about the garage break ins – two people reported to the police – The Police will use our camera feed to look for the thief – the video showed him as well as his license plate and car make.
- One new mailbox in the 88's was placed too high.

**Treasurer's Report:**

- Terry Kirsten provided Financial Summary for February. KMC provided a Revised December 2023 Report and a Revised January Report for 2024 with explanation of discrepancies from last month.
- Teri Waldman moved to accept the Financial Report. Madora Lewis, seconded. The Financial Summary was approved.

**Management Report:**

- **Maintenance Log**
- 8720 Entry Leak - Feazel Roofing will be out to perform water test. The ceiling **did leak during a hard rain on Thursday, March 14<sup>th</sup>**.
- **AC Condensation Lines** - Still waiting on an estimate from Sexson – 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 Frye Electric about the 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 – Completed – Stressed that Flushable Wipes are not Recommended for YC Drain System.
- **Lighting in 88's** in the individual condo entry door section needs to be updated.

**Old Business:**

- **Maintenance Responsibility Checklist** – A draft of the Maintenance Responsibility Checklist was present and discussed at previous meeting. A Board Resolution was prepared concerning the repair and replacement of decks and patios. Terry Kirsten moved to approve the Resolution. Mary Gault, Second. A motion was made to accept the Maintenance Checklist by Teri Waldman, Terry Kirsten, seconded. The Updated Maintenance Responsibility Checklist was approved. The Update Maintenance Responsibility Checklist will be posted on KMC Front Steps and on our community website – [www.yardleycourtcommunity.com](http://www.yardleycourtcommunity.com).

- **8750 Carpet Replacement** – Reviewing Scope and seeking estimates. Expecting quotes from: Flooring Expressions, Country Carpet, Tish Flooring and Indianapolis Custom Carpeting.
- **Outgoing Mailboxes for the 88 buildings** – Mailboxes have been hung and the locks are expected to come via USPS the week of March 18<sup>th</sup>.
- **Eastern Fence Repair** – After doing some research it was found that the fence between YC and the apartments is owned by the apartment complex. Kat will reach out to them concerning the needed repairs. This process can be long but will cut out a big expected expense for our 2024 budget.
- **Reserve Study Review** – Kat will ask to make an adjustment to the Reserve Study now that we know that the apartments own the fence. View the current Reserve Study at [www.yardleycourtcommunity.com](http://www.yardleycourtcommunity.com).
- **88XX Building Interior Painting** – Walk through with vendor was completed. The original scope of the project did not include painting of the outside doors. Kat will reach out to Legacy and have them give an estimate for completion of this project.
- **Koorsen Repairs** – Nameplate replacements are completed. 5-Year FDC Hydro Inspections may be needed and may require a fire watch. Kat will let us know.

#### New Business:

- **Annual meeting will be on Thursday, April 11<sup>th</sup> at MCL.** Packets to be mailed out soon.
- **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](http://www.yardleycourtcommunity.com). This form will be part of a packet that will go out to homeowners prior to the meeting.
- **Pool** – KMC to opening the pool in April. Kat will have **Natare** out to inspect the Pool Liner before KMC fills the pool.
- **Street Sign at Community Entrance** - Kat will reach out to Master Association.
- **Moles** – A real problem. Kat to investigate humane ways to treat this issue.
- **Landscape Solutions** – need to connect with them concerning landscaping
- **Pine Tree** – contact **Holmes** about Pine Tree and Gum Ball Trees

#### Executive Session

- **Delinquency Review**
- **Violations**
- **Legal Updates**
- **Adjournment** – With no further business, the meeting was adjourned at 8:05pm.

Respectfully submitted,

Mary Gault

Board Director / Secretary

Yardley Court Condominium Association