Yardley Court Homeowners Association

Board Meeting Minutes

October 12, 2023

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Thursday, October 12, 2023 at the community clubhouse. In attendance were Board members Terry Kirsten, Leah Bechtel, Mary Gault, Teri Waldman and Madora Lewis. From KMC, Kat Makridakis was present.

**Residents in attendance:** Alice Cash, Lynn Aldous, Dru Darring, Debra Murray, Karen Fell, David Norwood, and Ronnie Dalrymple.

**Call to order:** Terry Kirsten called the Board meeting to order at 6:00 pm and established that a quorum was present. Terry also welcomed Teri Waldman as a new member to the board.

**Secretary’s Report:** The Minutesof the previous YC Board meeting on September 12, 2023 were presented to the Board via email on September 22, 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:**

* Discussion about carpet, tile, carpet squares, etc. – 8750
* Concern about investing the money we have in our Reserve account.
* A hole between garage 72-73 allowing mice access to garages
* Interested in individual water assessments, is there a way that Yardley Ct Owners could pay their own individual water usage
* A Community Newsletter is needed. Also hoping to have a community website
* People are not reading the Bulletin Boards
* People are not closing the slider doors in the trash area. Be responsible!!!
* The weather stripping on the North Door of 8750 needs to be replaced
* The 8800 buildings need their lights cleaned.
* Concerns about the increase in HOA dues for 2024

**Treasurer’s Report:**

* Terry Kirsten providedFinancial Summary for September. Mary Gault moved to accept the Financial Report. Teri Waldman, seconded. The Financial Summary was approved.

**Management Report**:

* **Maintenance Log** – Five Open Work Orders, 2 on Hold
* Irrigation leak detected across from garage 38 is continuing to be a problem
* Replace hinges on the dumpster doors and paint, plus stabilizing of posts with concrete
* Pool lights have been fixed
* Water spots on the ceiling of 8750 #308 on hold
* Water spot in entry of 8820 will be addressed when the painting of the 8800’s happens
* Need to schedule 8720 Entry Ceiling repair
* Need to clean AC condensation lines from Common Area
* Discussion concerning AC wiring and refrigerant lines building
* Winterization of all water lines/irrigation lines

**Old Business:**

* **Deck Inspection:** All necessary repairs have been made. Completed
* **Carpet Cleaning –** Completed
* **Eastside Fence in Need of Repair –** Where do we stand?
* **Entryway Window Leak –** Completed
* **Maintenance Responsibility Checklist –** Attorney to draft this document. 3-to-5-hour project at a cost of $700 to $1200. $240 an hour rate. Teri moved that we go ahead with this project. Terry Kirsten, seconded.
* **Water Intrusion Policy** – Attorney to draft**.** 2-to-3-hour project at a cost of $480 to $700.

Total $1600 attorney fee for two projects - $1600 in budget under legal fees. Kat to send the HOA Board members an example of what this policy would look like.

* **Budget Season**

Up for renewal – Snow Removal & Cleaning

Contacting vendors for Painting of the 8800 buildings

The 2024 Budget needs to be signed by October 31, 2023 to have coupon books ready for distribution.

* **Fire Alarm Issue –** Fire Alarms on third floors are not connected to the fire station. Korsen preparing estimate.
* **Masonry Estimate** – Shackelford noted areas that should be addressed. Submitting estimate
* **8750 Carpet Replacement** – Reviewing Scope andseeking estimates. Mention of carpet tiles and epoxy floors for entry through to the elevators.
* **Outgoing Mailboxes for the 88 buildings** – USPS is reviewing the images provided and following up with options allowed and details on installation.
* **Landscaping Update –** Proposal acceptedFall work to begin soon.
* **Reserve Study Asset List –** The HOA Board received a list of items for review to be included in the Reserve Study.

Included for review is a second sheet of recommended Reserve Study projects based our 1st visit with Matt Shergalis**.** The HOA Board met with Mr. Shergalis before this October 12meeting and is currently reviewing the first draft of the Reserve Study.

**New Business:**

* **Interior Lighting** – replacement of Exit, Emergency, and hallway lights – Frye Electric
* **Clubhouse Winter Temperature –** Discussion about maintaining a temperature to guard against pikes freezing.
* **A Mole Problem –** Need to consider next steps
* **88XX Building Interior Painting –** Gathering quotes for winter painting – 2024 Reserve Project. Suggested that we use the same paint colors as used in 8750. 8820 Ceiling Drywall to be repaired and then painted at the same time.
* **Dryer Vent –** reminder toHomeowners that it is their responsibility to have the vents regular cleaned.
* **Interior Overhead Lights in the 88xx Building –** Need to have the buildup of debris cleaned out.

**Executive Session**

* **Delinquency Review**
* **Violations**
* **Legal Updates**
* **Adjournment –** With no further business, the meeting was adjourned at 8:00PM

Respectfully submitted,

Mary Gault

Board Director / Secretary

Yardley Court Condominium Association

**Note: 2024 Budget Work Sessions: October 10th at 6:00; October 26th at 3:30.**