Yardley Court Homeowners Association

Board Meeting Minutes

November 14, 2023

The Board of Directors of Yardley Court Condominium Association met pursuant to call on Tuesday, November 14, 2023 at the community clubhouse. In attendance were Board members Terry Kirsten, Leah Bechtel, Mary Gault. From KMC, Kat Makridakis was present.

**Residents in attendance:** Alice Cash, Debra Murray, Karen Fell, Joseph Martelli, Ann Schroeder, Pascal Barranger 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 Minutesof the previous YC Board meeting on October 12, 2023 were presented to the Board via email on October 27, 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:**

* How much is the garage fee? $4.21 a month.
* Do we have the email addresses of most of the community? We have about 96 email addresses which probably does not include everyone but a fair number.
* A new resident asked for clarification of the community numbering system for garages, parking spots and units. It was explained that there is not a definitive system.
* A question concerning the accumulated stuff in the lobby of 8820. No one in attendance seemed to know exactly how the items came to be in the lobby. It was suggested that a survey of the 8820 residences should happen to determine if they belong to anyone still living in the building and to move forward with clearing them out.
* A Community Newsletter was distributed to all units and we now have a community website - www.yardleycourtcommunity.com
* There is still a problem with a leak in #301 8750 around the window.
* When will we receive our new coupon books? The Budget was submitted on November 1, 2023 so that the coupon books could be printed. Should be any day now.
* The 8800 buildings need their lights cleaned.
* What can we do to decrease our budget in 2024

**Treasurer’s Report:**

* Terry Kirsten providedFinancial Summary for October. There was some concern related to expenses from the summer being presented in October for payment. Mary Gault moved to accept the Financial Report. Terry Kirsten, seconded. The Financial Summary was approved.

**Management Report**:

* **Maintenance Log** – Seven Open Work Orders, 5 on Hold
* **Irrigation leak detected across from garage 38 is continuing to be a problem – Was this fixed???**
* Water spots on the ceiling of 8750 #308 on hold – Common Area AC Condensation line at fault – On hold
* Water spot in entry of 8820 will be addressed when the painting of the 8800’s happens – On Hold
* Need to schedule 8720 Entry Ceiling repair – On Hold
* Need to clean AC condensation lines from Common Area – On Hold
* **Winterization of all water lines/irrigation lines –** Does anyone know the status?
* Clubhouse ceiling to needs repair – On Hold
* **Garage 73 - hole in the foundation blocks – needs to be repaired**
* Lights on the front drive and the light on the Yardley Court sign are not working – could a solar light at the sign be an option
* Pool lights are not coming on at night

**Old Business:**

* **Eastside Fence in Need of Repair –** After discussion it was decided that to fix the fence, we would need a handyman or carpenter rather than a Fence Company. We will work towards completing this project in March 2024.
* **Maintenance Responsibility Checklist –** Attorney to draft this document. 3-to-5-hour project at a cost of $700 to $1200. $240 an hour rate. This will be forwarded to the Board when completed.
* **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 sent HOA Board members an example of what this policy would look like. To be Reviewed 1/9/2024

* **Budget Season**

Terrance Landscaping Contract for Snow Removal reviewed. Terry Kirsten made a motion to accept the contract. Leah Bechtel, seconded. Motion passed.

Contacting vendors for Painting of the 8800 buildings – Meeting scheduled for Tuesday, Nov 21, 2023 with two vendors.

* **Fire Alarm Issue – Koorsen reported that the fire alarms are to code.** Kat reached out to Koorsen Higher Ups to confer about the fire alarm situation. Evidently none of the fire alarms are connected to the Fire Station. We MUST call the 911 to report a fire if we smell smoke or the fire alarms go off. Kat to send out an Email Blast!
* **Masonry Estimate** – Shackelford noted areas that should be addressed. Submitting estimate. Will address the hole at Garage 73/72.
* **8750 Carpet Replacement** – Reviewing Scope andseeking estimates. Mention of carpet tiles and epoxy floors for entry through to the elevators. This is a 2024 Reserve Project.
* **Outgoing Mailboxes for the 88 buildings** – USPS is reviewing the images provided and following up with options allowed and details on installation.
* **Reserve Study Asset List –** The HOA Board will meet with Mr. Shergalis in December to review the second draft of the Reserve Study.

**New Business:**

* **Interior Lighting** – replacement of Exit, Emergency, and hallway lights – Frye Electric – Due to Budget restraints this will be a 2024 budget item.
* **A Mole Problem –** Need to consider next steps – Review Spring 2024
* **Suggested that we move the question and answer part of the meeting to the end of our public session to allow mor comments from owners in attendance.**

**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