

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, December 17, 2013 at 6:30 PM  
Messiah Village Board Room

**Attending:** Duane Herman, Patrick Gridley, Deb Wallet, Betty Dick, Dave Wenthe, Linda Echard, Gina DiStefano, Joann Davis (manager)

**Absent:** Jon Forry

- 1. Call to order:** Meeting called to order by D. Herman at 6:31 PM.
- 2. Homeowner concerns:** none
- 3. Approval of minutes from the November meeting:** Motion to approve minutes by P. Gridley, D. Wenthe seconds, motion passes.
- 4. Pool Report – G. DiStefano**
  - a. New tables, chairs, hand dryers, and trash cans have been purchased with remaining funds.
- 5. President's Report – D. Herman**
  - a. D. Herman worked with the accountant to change the format of the profit/loss statement. The bills will be coded to identify the account they are part of.
  - b. D. Herman continues to work with the attorney regarding past dues.
- 6. Treasurer's Report – B. Dick**
  - a. An updated financial statement was passed out for review.
- 7. Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. ACC requests:
      - 1) 814 Allenview: The request is for an identical rear sliding glass door replacement. ACC recommends approval, G. DiStefano seconds, motion passes.
      - 2) 309 Allenview: The request is for identical window replacement, ACC recommends approval, D. Wenthe seconds, motion passes.
  - b. Recreation – none
  - c. Nominating – none
  - d. Audit – none
  - e. Budget – B. Dick
    - i. Updated budget information was shared.
  - f. Maintenance – none
  - g. Publicity – B. Stump
    - i. The newsletter was recently completed.
  - h. Gardening – none
- 8. Manager's Report – J. Davis**
  - a. 538 Allenview expressed concerns regarding the condition of the paint on the door frame and shutters. After discussion, the Board agreed it will be painted the current colors in the spring.
  - b. The Board approved a letter to send to a homeowner regarding mowing.
  - c. 846 Allenview questioned the decision by the Board regarding the placement of a dumpster for a period of one week at his home while inside renovations are being done, when the request was made to have

the dumpster in place for two weeks. The Board revisited the issue, but agreed that one week was a compromise and the decision will stand.

- d. The stump remains at 338 Allenvue and several fines have been imposed.
- e. The items remain at 627 Allenvue. The homeowner was given thirty days from the November Board meeting to clean-up the front. At the thirty day point the property will be checked and the fine process started again, if necessary.
- f. The shrubs have not been trimmed at 713/717 Allenvue, the bicycle remains on the fence, and there has been no communication from the homeowner regarding the repair of the gate and fence. J. Davis will call the homeowner to make sure the letter sent was received.
- g. An expansion joint strip was torn from the driveway at 556 Allenvue by a skid-loader's blade. The Board gives approval for the homeowner to use caulking material on the expansion joint in order to repair it.

**9. Other Business:** none

**10. Meeting Adjourned:** 7:14 PM, December 17, 2013; meeting in executive session at 7:15 PM.

**Next Meeting:** January 28, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis