

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, January 23, 2018 at 6:30 PM  
Messiah Village, The Martin Conference Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Meg Kelly	2018	X	X	X	X	X	X	X	X	A	X	X
Jill McCabe	2018	V	X	X	A	X	X	X	X	X	A	X
Bernadette Thompson	2018					V	V	V	X	X	A	X
Gina DiStefano	2019					V	V	V	X	A	X	X
Robert Grohman	2019	X	X	A	X	X	X	A	X	X	X	X
Bryan Simmons	2019	X	A	X	X	X	X	X	X	X	X	X
Gregory Bowden	2020	X	A	X	A	X	X	X	X	X	X	A
John Burleson	2020	X	X	X	X	X	X	X	X	X	X	X
Marie Yagel	2020						V	X	X	X	X	X
Linda Echard	2018	X	X	A	X							
Brad Stump	2019	X	A	X	X							
Josh Houseal	2020	X	X	X	X	X						

X = Present, A = Absent, V = Vacant seat

*Also in attendance: Joann Davis, Manager*

- 1. Call to order:** Meeting called to order by R. Grohman at 6:25 PM.
- 2. Homeowner concerns:** none
- 3. Pool report – M. Kelly**
  - a. M. Kelley is still looking for other quotes for pool painting. She called several companies and they said they did not paint pools.
  - b. G. DiStefano put out the word about needing lifeguards and M. Kelly will do that as well.
- 4. Approval of minutes from the December meeting:** Motion to approve the minutes by M. Kelly, B. Simmons seconds, motion passes.
- 5. President's Report – none**
- 6. Treasurer's Report – J. Burleson**
  - a. The Board had approved an increase in the manager's salary for to \$30,000 starting January 1, 2018.
  - b. The yearly financial statement provided by the accountant was reviewed. The revenue was nearly the same and expenses were down.
  - c. A judgment was received for a homeowner with outstanding dues. The homeowner will be working with the attorney to set up a payment plan.
- 7. Committee Reports**
  - a. Architectural Control – J. McCabe
    - i. 758 Allenview is now bank owned. It was noted on the resale certificate that the weeds at the rear of the property need to be removed.
  - b. Recreation – A. Wickard (submitted via email)
    - i. The date for the Fall Festival will be September 22, 2018.
  - c. Nominating – none

- d. Budget – J. Burleson
  - i. The proposed budget will be sent out with the annual meeting mailing. It includes the reserve fund expenses. The year-to-date expenses are as close as possible to being accurate. The increase in dues is relative to whether you believe in the reserve fund; if you do believe in it, you believe it is the healthy thing for the HOA to do.
- e. Maintenance – B. Simmons
  - i. R. Grohman nominates B. Simmons to be the Maintenance Chairperson, M. Kelly seconds, motion passes.
  - ii. S. Paterson looked at the drain pipes behind the 811-819 building and in his opinion, they appear damaged, but they do not need to be repaired if they are functioning. He could improve the appearance by putting on nicer fittings. J. Burleson did look at the drain pipes and feels if it is an easy fix to make it look better, then move forward with that. However, if it is a big job then it should not be done because it is functioning well and the fix would just be for aesthetics.
  - iii. J. Burleson met with two people from Shope's Landscaping to walk the neighborhood and address some of the concerns that have come up. Shope's did put up stakes/identifiers for plowing in several areas. Shope's said if they tear up curbing it is their responsibility to repair it. Shope's does contract out for snow removal. J. Burleson has been working with Shope's on when to salt and appreciates any feedback if there are icy spots remaining. Plowing does not happen unless there is 3" or more snow accumulation. J. Burleson asked board members to look at the sidewalks around their home to see what areas need to have the ground leveled with the sidewalk. That is something that will be done in the spring. Shope's did say there continues to be toys left in the common areas; M. Kelly will put a note in the next newsletter. J. Burleson did ask Shope's for a price on redoing the islands.
  - iv. R. Grohman has an email in to Good's Tree Care to develop a plan. G. DiStefano expressed concern with trees in her area that are showing light green spots. She also stated the last time the trees were done, the one in front her house was cut back on one side and it was not pruned well.
  - v. M. Yagel provided preliminary data on the landscaping survey that was sent out in the newsletter and put on the website. The survey is open for responses until February 1, 2018. The comments are consistent and most have to do with the weed whacker or the riding lawn mower being used in the townhome areas.
- f. Publicity – M. Kelly
  - i. It was suggested in the next newsletter a reminder about the dog waste is put in, a reminder about keeping the common areas cleared of toys and other items, and the procedure for bulk trash items.

## **8. Manager's Report – J. Davis**

- a. The abandoned vehicle left in visitor parking near the 600s was removed.
- b. An email from a homeowner was received that someone in the 900s is not cleaning up after their dog; the dog waste is being left behind the 838-846 area. A letter went out to residents in the 900-914 building. The Board was made aware of someone in another building who has been seen not cleaning up after their dog. A letter will be sent to that specific person as well as the building. Residents are encouraged to contact the Upper Allen Police when witnessing someone not curbing their dog.
- c. Konhaus will be sending out the annual meeting and election information. A copy of the proxy is on the website along with annual meeting information.
- d. The 811-819 building is not satisfied with the fence replacement done by AL Fence Company. The homeowners requested the company resolve their concerns. Final payment to the company is being withheld until the problems are resolved.

**9. Other Business**

- a. Rewriting the C&Rs and Bylaws – J. McCabe
  - i. The Board reviewed changes that will be presented to the attorney and provided feedback to J. McCabe.

**10. Executive Session:** G. DiStefano motions to go into executive session to discuss legal matters, M. Kelly seconds, motion passes. Executive session begins at 8:16 PM.

**11. Meeting Resumes:** The meeting resumes at 8:40 PM. M. Kelly leaves the meeting. There is further discussion on rewriting the C&Rs. J. McCabe asks for further thought and feedback from board members on several items.

**12. Meeting Adjourned:** J. Burleson motions to adjourn the meeting, B. Simmons seconds, motion passes. Meeting adjourned at 9:13 PM on January 23, 2018.

**Next Meeting:** Annual Meeting February 20, 2018 in the Community Room of Messiah Village

Submitted by: J. Davis