

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, October 27, 2020 at 6:30 PM  
Messiah Village Community Room

Board Member	Term	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
Meg Kelly	2021	X	C	C	C	X	X	X	X	X			
Vacant	2021		A	A	A					V			
Bernadette Thompson	2021	X	N	N	N	X	X	A	A	A			
Trish Connolly	2022		C	C	C					X			
Jacob Fogarty	2022	A	E	E	E	X	X	X	A	A			
Bryan Simmons	2022	X	L	L	L	X	X	A	X	X			
John Burleson	2023	X	E	E	E	X	X	X	X	X			
Lewis Reagan	2023	X	D	D	D	A	X	X	X	X			
Marie Yagel	2023	X				X	X	X	X	X			
Kerri Roeder	2022	X				X	A						
Jill McCabe	2021	X				X	X	X	X				

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

*Also in attendance: Joann Davis, administrative manager*

- 1. Call to order:** Meeting called to order by B. Simmons at 6:35 PM.
  - a. The Board welcome Trish Connolly as the newest Director.
- 2. Homeowner concerns:** none
- 3. Pool Manager Report – M. Kelly**
  - a. The pool is closed for the season. The handyman is putting the furniture away.
  - b. M. Kelly talked with the handyman about installing the no-slip strips on the steps prior to the next season.
  - c. J. Burleson asked if anyone is taking care of the bulletin board. M. Kelly and Janie Grohman have been taking care of it
  - d. M. Kelly mentioned the idea of adding some type of additional storage shed for the pool area and possibly shade sails to consider when looking at the budget for 2021.
- 4. Approval of minutes from the September meeting:** Motion to approve the minutes by M. Kelly, M. Yagel seconds, motion passes with all in favor.
- 5. President's Report – B. Simmons**
  - a. Jill McCabe submitted her resignation from the Board and the ACC on September 23, 2020 effective immediately. The Board accepts her resignation with regret and appreciates the work she has done while on the Board, especially with the new governing documents.
- 6. Treasurer's Report – J. Burleson**
  - a. The financials were reviewed. The accounts receivable are down, which then goes into the checking account. The HOA continues to be in good shape. Total income is about the same. Pool expenses were down about \$14,000 from year ago since last year there were repair expenses. J. Burleson anticipates lawn care expenses will be comparable to what they were in the past. There are still some maintenance expenses to come in October and November.

## 7. Committee Reports

- a. Architectural Control – J. Davis on behalf of the committee
  - i. M. Kelly motions to approve T. Connolly as Chairperson of the ACC, M. Yagel seconds, motion passes with all in favor.
  - ii. ACC requests – The committee recommends approving the following requests:
    - 1) 309 Allenvue submitted a new request for a darker blue front door than what was previously submitted and denied, and gray shutters. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
    - 2) 922 Allenvue submitted a request for replacement windows that will look like the ones at 924 Allenvue. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
    - 3) 2302 Foxfire Circle submitted a request for a new entry door which will be a 2-panel steel door that is Enzian Blue on the outside with Mirage decorative glass and has two, 1-panel sidelights in the same color with matching decorative glass. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
    - 4) 560 and 562 Allenvue submitted a request to change the colors of their shutters to black and front doors to the color of their garage doors with the trim remaining white. The homes are scheduled to be painted this year by the HOA. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
    - 5) 918 Allenvue submitted a request for a leaf guard system at the front of the home, which will not be visible from the street. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor and M. Kelly abstaining due to a conflict of interest.
    - 6) 564 Allenvue submitted a request to change the shutters, front door, and sidelights to be the same gray color as 502 Allenvue Drive, Sherwin Williams 6172. The home is scheduled to be painted this year by the HOA. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
    - 7) 703 Allenvue submitted a request to remove two shrubs at the front of the home with the intention of putting tanbark down and flowers in the spring. The ACC in the past has required that removed shrubs are replaced. However, in this row of homes, 703 is the only one with shrubs. T. Connolly motions to approve, M. Yagel seconds, motion passes with all in favor.
  - iii. ACC emergency request
    - 1) 452 Allenvue submitted an emergency request to do an exact replacement of the deck. This is a new homeowner and when the home was inspected, it was determined the deck is not safe as it currently is. The ACC and the Board of Directors approved the emergency request.
  - iv. 2305 Foxfire Circle submitted a request to install a pool house for the inground pool that was approved at the August 25, 2020 meeting. The pool house would be used as storage for the pool filter, pumps, and supplies. This was discussed with the neighbor, who gave approval. It would not be visible from the road (Foxfire Circle). M. Yagel motions to approve, T. Connolly seconds, motion passes with all in favor.
  - v. 636 Allenvue submitted a request to install handrails on each side of their door. The purpose is for safety, especially during the winter, since the homeowners are in their late eighties. M. Yagel motions to approve, M. Kelly seconds, motion passes with all in favor.
  - vi. ACC concerns
    - 1) Letters continue to be sent out to homeowners with any type of sign outside of their home.
    - 2) A letter was sent out to the 460-470 building regarding a vehicle parked in the lot with an expired inspection. Two homeowners responded to say the vehicle did not belong to them. The vehicle is gone from the lot.

- 3) A homeowner expressed concern over a large truck that was parked in a spot and the homeowner felt it was intruding on the other spots. The homeowner felt the truck should be parked on the main road or in the visitor parking area behind the townhomes. ACC took a look and it was within the lines and not violating anything in the governing documents.
- b. Recreation – M. Kelly
  - i. There will be a Halloween parade on Saturday from 2-3:30 PM. Once the Township confirms they are not holding Trick-or-Treat on Thursday due to a possibility of rain, the recreation committee will work on rescheduling and notifying everyone.
  - ii. T. Connolly stated someone asked for a calendar of events. M. Kelly said it can go in the Allen Views.
- c. Nominating – L. Reagan
  - i. L. Reagan and B. Simmons did speak to homeowners about getting involved.
- d. Audit – M. Yagel
  - i. J. Burleson stated the audit is about complete for 2019.
- e. Budget – J. Burleson
  - i. The committee will be meeting and J. Burleson will have a draft of the budget for the November meeting. The committee will come up with some suggestions for the Board's review to have a meaningful discussion in November.
- f. Maintenance – B. Simmons
  - i. James Costello was hired to paint the homes that are on the 2019 list.
- g. Publicity – M. Yagel
  - i. The next newsletter will go out in January. Committees should think about what they would like to include in the newsletter.

## **8. Manager's Report – J. Davis**

- a. Resale certificates were done for 905/907 Allenvue Drive.
- b. A homeowner reached out about a temporary, mobile structure that will be in place for Halloween to deliver candy while socially distancing. The Board approved this and appreciated the homeowner reaching out.
- c. The homeowners of the fence replacement in the 802-816 building are pleased with the outcome. Sam Woodworth, who headed up the project for his row, would recommend Elliott Fence to others in Allenvue. He stated his main contact at Elliott Fence was very easy to work with. One item to note, Elliott Fence did mention that if anyone else in the neighborhood was interested in a fence replacement, the dumping fee for the old fence would be more than what the 802-816 building was charged because the old wood was much heavier than was anticipated. The homeowners were wondering about sealing or finishing the wood fence. J. Davis let the homeowners know that a clear sealant is approved for use in order to maintain consistency of appearance among the individual units. While there is not a timeline for when the sealant needs to be applied, the Board of Directors has recommended in the past that within a year of getting the new fence to consider having it done.
  - i. J. Davis gave the Board a review draft letter to go out to two buildings with homeowners who expressed an interest in having the fences replaced. The Board is in agreement with the letters going out to the buildings to see if they are interested in moving forward with a replacement.

## **9. Updated C&Rs/By-laws**

- a. The attorney met with homeowners on September 28, 2020 at 6:30 PM in the common area by the pool. Homeowners had the opportunity to ask questions and provide feedback regarding the draft revised governing documents. A list of items for further consideration was compiled for discussion by the Board of Directors. J. Davis will send revisions to the attorney for finalization. The governing documents will then be printed and mailed to homeowners along with instructions for voting.

Homeowners will be given 100 days to vote. If the new documents are accepted, it will be 30-days until they go into effect.

**10. Meeting Adjourned:** J. Burleson motions to adjourn the meeting and enter into executive session, M. Kelly seconds, motion passes with all in favor. Meeting adjourned at 8:26 PM on October 27, 2020.

**Next Meeting:** November 24, 2020 at 6:30 PM at location TBD