

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, January 25, 2022 at 6:30 PM  
 Daybreak Church

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
VACANT	2022			V	V	V	V	C	V	V	V	V
Jacob Fogarty	2022	X	A	X	X	A	X	A	X	A	X	A
Bryan Simmons	2022	X	X	X	X	X	X	N	X	A	X	X
John Burleson	2023	X	X	X	X	X	X	C	X	X	X	X
VACANT	2023	X	X	X	X	X	A	E	V	V	V	V
Marie Yagel	2023	X	X	X	X	A	X	L	X	X	X	X
Alexandria Bowling	2024	X	X	X	X	X	X	L	A	X	A	X
Lita Godoy	2024	X	X	A	X	A	X	E	X	X	A	X
Emily Hansen	2024	X	X	X	X	X	X	D	X	X	X	X
Trish Connolly	2022	A	A									
Lewis Reagan	2023	X	X	X	X	X	A					

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

*Also in attendance: Annie Polillo, homeowner, Mark Treicher, resident, and Joann Davis, administrative manager*

**1. Call to order:** Meeting called to order by B. Simmons at 6:28 PM.

**2. Homeowner concerns:**

Annie Polillo, 832 Allenvue Drive homeowner and Mark Treicher, 830 Allenvue resident

Ms. Polillo and Mr. Treicher have been repeatedly harassed by a neighbor. The police have been called multiple times. The resident has been present outside of their homes when they exit to go to work. Mr. Treicher placed an additional camera outside of the home because of actions by the harassing resident. There are several orders against the resident. The behavior of the resident has been escalating; it has been very worrisome and concerning to those affected. A main concern is how the resident watches children in the neighborhood.

B. Simmons said it is very unfortunate what is happening, but the Association cannot do anything. The Board appreciates being kept aware of what is going on. Ms. Polillo, Mr. Treicher, and anyone affected by this resident, are encouraged to continue contacting the police.

**3. Approval of minutes from the December 2021 meeting:** Motion to approve the minutes by J. Burleson, M. Yagel seconds, motion passes with all in favor.

**4. President's Report – B. Simmons**

- a. We have received 125 signatures so far for the revised governing documents. The Board is in agreement to send out another mailing to those people who have not returned a signature page. While the revised governing documents have passed, the signature pages are needed for the official filing of the documents.

**5. Treasurer's Report – J. Burleson**

- a. The financials were reviewed. The HOA finished the year in a very positive basis. We continue to strengthen the balance sheet. The operations were successful for 2021 with a positive net income. Overall, 2021 was a good year.

## 6. Committee Reports

### a. Architectural Control – L. Godoy

- 1) The homeowner of 836, 838, 840, and 910 submitted a request to do roof repairs and replacement if needed with architectural shingles in a like color. The ACC discussed concerns regarding roofs not being replaced at the same time. M. Yagel motions to approve the request, L. Godoy seconds, motion passes with all in favor.
  - a. J. Davis mailed letters to the other homeowners in each building to notify them of the roof replacement so that they may consider having their roof inspected as well.
- 2) The homeowner of 828 Allenvue submitted a request to replace the patio doors. ACC recommends approval. L. Godoy motions to approve the request, M. Yagel seconds, motion passes with all in favor.
- 3) The homeowner of 830 Allenvue submitted a request for a security camera placed at the front of the home. The camera was put in place due to ongoing concerns with another resident. The ACC recommends a time limit should be placed on allowing the larger unit to be on the home, but a smaller, less conspicuous camera could be approved. M. Yagel moves to approve the camera with the recommendations made by ACC, E. Hansen seconds, motion passes with all in favor. The Board discussed the timeframe to be until the issues with the resident are resolved.

### ii. Other

- 1) The ACC met to discuss what they will do for canvassing during the winter months. The focus will be on trash cans and storage of items. The plan was to do that in January, but the ice and snow has impeded that, so once the weather clears, they will go out and canvass the neighborhood.
- 2) 650 Allenvue continues to be fined at \$5/day for ACC violations. ACC members will check the property routinely and take updated photos.

### b. Recreation – E. Hansen

- i. Since it was difficult to get food trucks booked for the fall festival, E. Hansen wants to start reaching out now to book food trucks. She would like to keep the event the first Sunday of October.
- ii. M. Yagel suggested getting food trucks for the opening day of the pool.

### c. Nominating – E. Hansen

- i. A postcard was sent to homeowners notifying them of open board seats and directing interested homeowners to the website for the information form. The form will also be posted on Facebook.
- ii. E. Hansen reached out to a number of homeowners to see if they would be interested in running on the Board. Board members will also reach out to homeowners.
- iii. J. Fogarty and B. Simmons will be running again.

### d. Audit – no report

### e. Budget – J. Burleson

- i. Two draft versions of the 2022 budget were presented. This year, the goal is to balance the budget of expenditures with income. It is proposed to increase the dues for both townhomes and single-family home. J. Burleson, as treasurer and audit committee member, recommends adopting version B of the budget, which has a greater increase in dues for townhomes and single-family homes. The last time dues were raised was in 2018 and dues have remained the same for 2018, 2019, 2020, and 2021. The Board discussed both versions of the draft and considered the larger dues increase would be more beneficial in light of the anticipated significant costs increase for various maintenance items in the townhome areas over the next several years. A. Bowling motions to approve the Version B of the presented 2022 budget, L. Godoy seconds, motion passes with all in favor.

f. Maintenance – B. Simmons

- i. J. Burleson stated the main sidewalks on Allenvue Drive must be cleared regardless of the amount of snowfall. The townhome lots need to be treated when under 3". For a full service removal to include plowing and shoveling of townhome sidewalks, that will remain at 3". J. Burleson did not find the clearing of the main sidewalks by Four Season to be done as expected during the last storm and contacted the company several times to have them return. J. Burleson will continue to have conversations with Four Seasons about the snow removal.
- ii. J. Burleson has a proposal from Diller's to do a major trimming of the trees in the townhomes. Diller's will create a schedule so that residents can be notified to move cars before work is done.
- iii. The Board has agreed to send a flyer out to surrounding neighborhoods, advertising for a handyman.

g. Publicity – M. Yagel

- i. Due to the lack of information for a winter newsletter, the next newsletter will go out in April.

**7. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 711, 713, and 819 Allenvue Drive.
- b. Notices were sent to homeowners with outstanding balances or credits on their account.
- c. The annual meeting has been scheduled for February 17, 2022 at Daybreak Church. The space was reserved from 6-10 PM to allow time for setting up prior to the start of the meeting at 7 PM, and tearing down when the meeting is done.
- d. There was discussion on upcoming mailings that will be going out to homeowners. There will be a mailing sent that will include board election information, annual meeting information, and the coupon booklets.

**8. Meeting Adjourned:** A. Bowling motions to adjourn the meeting, L. Godoy seconds, motion passes with all in favor. Meeting adjourned at 8:30 PM on January 25, 2022.

**Next Meeting:** February 22, 2022 at 6:30 PM, Daybreak Church