

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, July 26, 2022 at 6:30 PM  
 Daybreak Church

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
John Burleson	2023	X	X	X	A	X						
Lora Bueno	2023	X	X	X	X	A						
Marie Yagel	2023	X	X	X	A	X						
Alexandria Bowling	2024	X	X	X	X	X						
Lita Godoy	2024	A	X	X	A	A						
Emily Hansen	2024	X	X	A	X	X						
Jacob Fogarty	2025	X	A	A	X	A						
Sherry Lerch	2025	X	X	X	X	X						
Bryan Simmons	2025	X	X	X	X	X						

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

*Also in attendance: Joann Davis, administrative manager and Meg Kelly, pool manager*

- 1. Call to order:** Meeting called to order by B. Simmons at 6:33 PM.
- 2. Homeowner concerns:** none
- 3. Pool Manager Report – M. Kelly**
  - a. M. Kelly presented a gazebo for the pool to be considered for the 2023 budget for the pool. There are costs to consider with the gazebo itself, the concrete pad, the cost of installation, and the yearly maintenance. It is something the budget committee would like to look into.
  - b. There is an issue with collecting guest fees because many people are being untruthful and it is unfair to those who have been honest about who is a guest and who lives in their household. A. Bowling expressed an idea of eliminating the guest fee altogether. The HOA needs to maintain capacity for residents. There was further discussion on various ways to handle guests and will be an ongoing conversation. Even with the dishonesty happening, from a capacity standpoint it's been okay.
  - c. S. Lerch requested a clock for the pool because it is something that is regularly asked for. M. Kelly has purchased clocks in the past and they have broken. She will purchase a new clock.
  - d. The AED battery that was received doesn't fit, so it was sent back for the correct one. The pads are on backorder.
  - e. There were six parties in July and there are three scheduled for August.

*M. Kelly left the meeting.*

- 4. Approval of minutes from the June 2022 meeting:** Motion to approve the minutes by J. Burleson, A. Bowling seconds, motion passes with all in favor.
- 5. President's Report – B. Simmons**
  - a. L. Godoy is requesting a leave of absence from the Board of Directors until the September 2022 meeting due to personal reasons. She is also stepping down as ACC Chairperson. J. Burleson motions to approve her leave of absence, M. Yagel seconds, motion passes with all in favor.

## **6. Treasurer's Report – J. Burleson**

- a. The financials were reviewed. Overall, everything continues to look healthy. We are starting to ramp up with expenses and that will be reflected in the next several months as the painting of the townhomes continues.

## **7. Committee Reports**

### **a. Architectural Control – J. Davis on behalf of ACC**

#### **i. ACC requests**

- 1) An expedited request was received from 713 Allenvue to remove an overgrown shrub and replace at a later date with flowers or a rose bush. This was approved.
- 2) A request was received from 780 Allenvue to place a "Beware of Dog" sign on the back gate. The ACC reviewed the request and provided feedback, which was shared with the Board. This would be an exception to the sign policy and there was concern expressed about doing that. The Board is going to refer the matter to the HOA attorney and will go along with his recommendation.

#### **ii. Other**

- 1) Committee members are completing walk throughs of their assigned areas. Letters have been sent out to homeowners by email if possible, or by postal mail.

### **b. Recreation – E. Hansen and L. Bueno**

#### **i. The final Kona Kurbside will be August 3 at 6:30 PM.**

- 1) An event was created on Facebook.

#### **ii. The Fall Festival will be Sunday, October 2 from 3-6 PM.**

- 1) An email went out to volunteers to find out who is willing to help with planning/preparation and day-of tasks.
- 2) An event was created on Facebook.
- 3) Information will be put in the fall newsletter.

### **c. Nominating – no report**

### **d. Audit – no report**

### **e. Budget – no report**

### **f. Maintenance – B. Simmons**

#### **i. Tree update – There will be more trimming done in the fall. Good's will be asked for a plan to replace some of the trees and look at the park area.**

#### **ii. Concrete update – The concrete work is now going to begin.**

#### **iii. Painting – B. Simmons asked the Board to approve allowing the painter to work with homeowners on color changes that will be in keeping with surrounding homes. The Board approved this.**

#### **iv. Lawn care – On the contract, the same amount is paid each month and within that, the frequency of mowing is noted. If a mowing is skipped due to dry weather, money isn't saved because at the end, there may be an extra mow and that is not charged. A. Bowling noted the front bed has been better this year.**

### **g. Publicity – S. Lerch**

- i. The summer newsletter was mailed out. Please start thinking about content for the fall newsletter and submit information by August 16<sup>th</sup> so a draft can be presented at the next meeting.

### **h. Pool – J. Burleson**

- i. It was recommended at the end of the season to do an audit and take inventory of what is needed as far as supplies and repairs.

**8. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 704 and 932 Allenvue. Both homes were purchased by the current owner of 726 Allenvue at Sheriff's sale. A resale certificate will be prepared for 946 Allenvue. The total number of rental properties is currently 66. The rental cap is not in effect yet, but if it were, the cap allows for all 12 duplex units to be rented and 60 townhomes or single-family homes to be rented. 56 of the current rental properties are townhomes or single-family homes, so the number is still under what the cap would be.
- b. A formal request was submitted by a homeowner to form an exploratory garden committee. The Board was okay with the homeowner exploring the idea of a community garden.
- c. A homeowner emailed to request permission for an enclosed trailer prior to and after a vacation for loading/unloading; the Board gave approval.
- d. The webmaster updated the website to include the new revised documents as well as the letter regarding when they go into effect.
- e. A homeowner expressed frustration with the increase in dues, feeling that too much is spent on the pool, they still have to trim their own shrubs, and the snow removal service is not what is expected. The homeowner stated they are stuck in their parking lot when it snows because it does not get plowed out.
- f. An email was received from a homeowner about the lantern flies, possibly coming from the woods behind the building.

**9. Meeting Adjourned:** A. Bowling motions to adjourn the meeting and enter into Executive Session to discuss legal matters, E. Hansen seconds, motion passes with all in favor. Meeting adjourned at 8:02 PM on July 26, 2022.

**Next Meeting:** August 23, 2022 at 6:30 PM, Daybreak Church