

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, June 21, 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							
Lora Bueno	2023	X	X	X	X							
Marie Yagel	2023	X	X	X	A							
Alexandria Bowling	2024	X	X	X	X							
Lita Godoy	2024	A	X	X	A							
Emily Hansen	2024	X	X	A	X							
Jacob Fogarty	2025	X	A	A	X							
Sherry Lerch	2025	X	X	X	X							
Bryan Simmons	2025	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.
- 2. Homeowner concerns:** none
- 3. Pool Manager Report – M. Kelly (submitted via email)**
 - a. 89 households are registered, for a total of 300 people (adults and children); two additional registrations were recently received and will be added.
 - b. All bacterial tests administered by Pure Test have come back as passing.
 - c. Buchman's has been delivering chlorine and other chemicals needed regularly and we are well-stocked.
 - d. Five umbrellas were purchased from Ritter's Hardware after four broke when they were opened during strong winds. A. Bowling noted that she had seen umbrellas without the bungee cord in the early morning and is wondering if they are to be closed up after the last shift.
 - e. A grill cover was purchased since the grill is now being stored outside.
 - f. The electronic vacuum has been repaired.
 - g. It was reported a young person was climbing the pool fence to retrieve a basketball. M. Kelly caught the person doing it again and asked them to use the gate going forward.
 - h. E. Davis provided training on maintenance procedures, including using the manual vacuum and backwashing the water in both pools.
 - i. Aqua Specialists has been responsive when the baby pool chlorine levels have been off.
 - j. There is a broken skimmer cover at the baby pool; a replacement was requested from Aqua Specialists. One young child stepped on the broken lid, resulting in his foot and lower leg going in the skimmer basket. A chair was placed over the hole and another young child moved the chair and stepped on the cover. Neither child was hurt and there were no visible scrapes or cuts, but incident reports were still completed. S. Lerch reported it has been replaced.
 - k. A new monitor was hired.
 - l. There was concern about knowing how to use the AED. B. Simmons suggested contacting the Fire Department or EMS to do a training.
- 4. Approval of minutes from the May 2022 meeting:** Motion to approve the minutes by A. Bowling, J. Fogarty seconds, motion passes with all in favor.

5. President's Report – B. Simmons

- a. A homeowner filed an intent to defend. The homeowner owes past dues and is on a payment plan, but has not been making payments. A hearing is scheduled for August.

6. Treasurer's Report – J. Burleson (submitted via email)

- a. The financials were reviewed. The balance sheet for the end of May remains strong and stable. Our account balances for our various checking/savings accounts are actually up nicely from the same time a year ago, despite significant expenditures for capital expenses and annual operating improvements. The dues increase did have an expected positive affect. We did capitalize some of our extensive parking area improvements. Otherwise, the balance sheet remains stable with little change. For the first five months of operations of this year, most areas have been mainly stable. Income up is directly related to the dues increase. The total expenses are up a little over 16K, with over 20K of that coming from tree work the first part of this year, which was planned. Otherwise, it has been uneventful and satisfactory.

7. Committee Reports

- a. Architectural Control – L. Godoy
 - i. ACC requests needing to be approved
 - 1) A request was received from 524 Allenview to remove shrubs on the front, side, and back of the townhouse and replace with new ones. This request is for phase one of the project, which includes removing the shrubs, moving the beds back to three feet, and replanting new grass seed. Phase two will be planting new shrubs in the fall and a second request will be submitting once it is determined what shrubs are desired. ACC recommends approval on the condition that the empty beds are kept neat and weed-free until something is planted in the fall. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
 - 2) A request was received from 526 Allenview for an eight-foot roller sun shade to be installed on the front porch. It will be mounted on the inside of the street-facing fascia board and only visible when the shade is down while the porch is being used. ACC recommends approval. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
 - 3) A request was received from 306 Allenview, which is a single-family home, for white picket fencing. Currently, there is a four-foot white picket fence along the sides of the back yard. The rear is lined by the neighbor's trees, but the homeowners would like to complete the perimeter by enclosing the rear. ACC recommends approval. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor and S. Lerch abstaining.
 - 4) A request was received from 544 Allenview (end unit) to place a 48-gallon propane tank at the outside corner of the fireplace. It would be placed directly behind a very large burning bush. The request came in after the committee met, but was emailed to the committee for review and comment. Several replied that they approved of the location for the propane tank. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
- b. Recreation – E. Hansen and L. Bueno
 - i. The recreation committee has scheduled dates for Kona Kurbside in the neighborhood. Those have been posted on Facebook and will be listed in the newsletter.
 - ii. E. Hansen will look at a date to set for the Fall Festival.
- c. Nominating – no report
- d. Audit – no report
- e. Budget – no report

f. Maintenance – B. Simmons

i. Tree update

- 1) Ivy was removed from an HOA owned and maintained tree based on the recommendation of a tree company. This was done to preserve the health of the tree. A homeowner reached out to express concerns.

ii. Concrete update

- 1) Albright Concrete will be starting work in the upcoming weeks. A notice was posted on Facebook. The work will begin along the Allenvue Drive common area sidewalk. When it is by the pool, the rear pool entrance will need to be used. Vehicles should park on the opposite side of the street from work being done.

iii. Painting update

- 1) James has been painting in the townhomes and continues working through the list of homes needing to be done.

iv. Lawncare update

- 1) A resident reached out with concerns regarding the retention pond near the 900 evens. The resident stated neighbors have also expressed concerns and feel that nothing has been done to maintain the area, causing a large number of mosquitos and snakes. A. Bowling reached out to Cumberland County Master Watershed to see if they would be able to do anything.
- 2) Several townhome residents reached out when Four Season was treating the common grounds with weed and feed, wanting to know what was being used. Four Season sent a copy of the label, which was forwarded to those who inquired. The fertilizer used has 0.72% Trimec Broadleaf Herbicide and is considered to be pet-friendly. The label advises pets and people should not go on the treated grass until dusts have settled.
- 3) Four Season will be cutting back the large common area shrubs growing over the sidewalk.

g. Publicity – S. Lerch

- i. Please review the draft of the newsletter and provide feedback. The newsletter will be sent to Konhaus for immediate printing and mailing.

h. Pool – J. Burleson

- i. E. Davis met with members of the pool committee to review procedures that should be occurring at the pool as part of daily maintenance. The pool committee had E. Davis provide training to the pool manager and monitors.

8. Manager's Report – J. Davis

- a. The 2022-2023 renewal insurance policies were received.
- b. A homeowner reached out for permission to have a U-Haul truck in front of their home for a period of time; the Board approved this request.
- c. A homeowner reached out for permission to have an RV in front of their home for a period of time; the Board approved this request.
- d. A homeowner reached out with a concern about a neighbor regularly storing bags of trash on their enclosed porch, resulting in a terrible smell, especially in the hotter weather. Previous conversations with the neighbor regarding other concerns have not resulted in any changes. The Township has regulations which will be shared with the homeowner so they can reach out to the Township.
- e. A homeowner emailed the Board because he has an aerial drone and is willing to photograph chimneys for townhome owners who think theirs may be in need of repair.

9. Meeting Adjourned: E. Hansen motions to adjourn the meeting and enter into Executive Session to discuss legal matters, A. Bowling seconds, motion passes with all in favor. Meeting adjourned at 7:30 PM on June 21, 2022.

Next Meeting: July 26, 2022 at 6:30 PM, Daybreak Church