

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, May 24, 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								
Lora Bueno	2023	X	X	X								
Marie Yagel	2023	X	X	X								
Alexandria Bowling	2024	X	X	X								
Lita Godoy	2024	A	X	X								
Emily Hansen	2024	X	X	A								
Jacob Fogarty	2025	X	A	A								
Sherry Lerch	2025	X	X	X								
Bryan Simmons	2025	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 6:36 PM.
- 2. Homeowner concerns:** none
- 3. Pool Manager Report – M. Kelly**
 - a. A calendar was presented showing the shifts that monitors are signed up to work. There are areas that are not covered. J. Burleson stated a trained monitor with clearances has to be working in order for the pool to be open and the Board was in agreement with this. Board members gave suggestions on ways to reach out to people in the area to find more monitors.
 - b. Aqua Specialists said the controller is acting up and has a quote in for a new one. Currently there is a loaner in place, which will be replaced at some point with something permanent.
 - c. There was discussion on how to deal with those people who have not paid their pool guest fees from last year. It was suggested to have a list of people who owe guest fees; they will be able to get a pool card, but not be able to bring in guests until the fees are paid. J. Davis will notify those homeowners.
- 4. Approval of minutes from the April 2022 meeting:** Motion to approve the minutes by J. Burleson, M. Yagel seconds, motion passes with all in favor.
- 5. President's Report – B. Simmons**
 - a. The revised governing documents have been filed. A postcard notice will go out to homeowners.
- 6. Treasurer's Report – J. Burleson**
 - a. The financials were reviewed.
- 7. Committee Reports**
 - a. Architectural Control – L. Godoy
 - i. ACC requests approved
 - 1) An exact replacement request was received from 300 Allenview for their driveway and sidewalk. ACC approved the request.
 - ii. ACC requests needing to be approved
 - 1) A request was received from 530 Allenview for new coach lights. The light is a craftsman style and the other lights are colonial style. L. Godoy is going to look at the

building and surrounding rows to see what light styles currently exist. The Board is agreeable to allow ACC to make the final decision regarding approval.

- 2) A request was received from 514 Allenvue for a new deck. The request did not include much detail. The ACC and Board are requesting additional information to make a decision. The request will not be approved until more information is received.

iii. Other

- 1) A post was made on the Facebook page reminding residents to put trash and recycling containers away after pick up. The handyman was made aware of cans left out on common areas and in the street. He removed those and placed them at the pool.
- 2) There was discussion regarding the condition of the townhome fences. As ACC walks the neighborhood, it is noticed that there are many fences in need of replacement or repair. Recognizing the expense of replacing a fence, it was discussed how to communicate with homeowners about the issues. B. Simmons stated the goal is to make sure what they have works – the fence is standing and safe, the gate closes properly and latches. Letters will go out for anything that is noticeably non-functional.

b. Recreation – no report

c. Nominating – no report

d. Audit – no report

e. Budget – J. Burleson

- i. The accountant has modestly increased their fee; they did not increase it last year. J. Burleson recommends accepting this increase in fee; the Board is in agreement.

f. Maintenance – B. Simmons

- i. Tree update – J. Burleson is working with Diller's on a number of items. In the common area where trees were removed, Good's will look at the area with suggestions. One resident inquired about some type of dog play area. The Board discussed the comments from the April 2015 meeting minutes regarding a dog run, which was considered previously. The Board agrees it is not something they would like to pursue.
- ii. Concrete update – Work will start the beginning of June.
- iii. Painting update – James has been painting in the townhomes.
- iv. Lawncare update – J. Burleson has been communicating with Four Season regularly. They are doing a reasonable job.
- v. Mulch – The last delivery has been made in the townhomes.

g. Publicity – S. Lerch

- i. Please email any ideas you might have for the summer newsletter to go out the end of June.

h. Pool – J. Burleson

- i. The pool manager will need to continue to recruit people to fill the monitor positions.
- ii. The salary for the pool manager remains the same as last year, \$4500.

8. Manager's Report – J. Davis

- a. Resale certificates were done for 460, 770, and 732 Allenvue Drive.
- b. A homeowner sent an email to the Board proposing residents be allowed to plant sunflowers in their front shrubbery for 2022 to show support for Ukraine. The Board discussed this idea and it is not something they will be promoting.
- c. A homeowner emailed the Board for permission to have a trailer at their home for an extended period prior to vacation. The Board approved this request.

9. Meeting Adjourned: M. Yagel motions to adjourn the meeting, L. Buono seconds, motion passes with all in favor. Meeting adjourned at 7:51 PM on May 24, 2022.

Next Meeting: June 21, 2022 at 6:30 PM, Daybreak Church