

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, October 25, 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    | X    | A    | X    |      |      |      |
| Lora Bueno         | 2023 | X    | X    | X   | X    | A    | A    | X    | A    |      |      |      |
| Marie Yagel        | 2023 | X    | X    | X   | A    | X    | X    | X    | X    |      |      |      |
| Alexandria Bowling | 2024 | X    | X    | X   | X    | X    | X    | A    | X    |      |      |      |
| Lita Godoy         | 2024 | A    | X    | X   | A    | A    | L    | L    | A    |      |      |      |
| Emily Hansen       | 2024 | X    | X    | A   | X    | X    | A    | X    | X    |      |      |      |
| Jacob Fogarty      | 2025 | X    | A    | A   | X    | A    | X    | X    | A    |      |      |      |
| Sherry Lerch       | 2025 | X    | X    | X   | X    | X    | X    | X    | X    |      |      |      |
| Bryan Simmons      | 2025 | X    | X    | X   | X    | X    | X    | X    | X    |      |      |      |

X = Present, A = Absent, V = Vacant seat, L = Leave of absence

*Also in attendance: Joann Davis, administrative manager*

1. **Call to order:** M. Yagel is acting President until B. Simmons arrives. Meeting called to order by M. Yagel at 6:35 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the September 2022 meeting:** Motion to approve the minutes by J. Burleson, A. Bowling seconds, motion passes with all in favor.
4. **President's Report** – B. Simmons
  - a. The attorney is working on a civil complaint against a homeowner who has broken the terms of a payment plan by failing to make payments.
5. **Treasurer's Report** – J. Burleson
  - a. The financials were reviewed and balances remain stable. There was a modest increase with pool expenses due to maintenance and being open more than last year. There was an increase with the cost of painting, which was expected. There was also an increase with parking lot maintenance. The general maintenance has increased due to work being done throughout the year. The snow expenses are down this year. Tree work has also increased and there is more work to be done on the trees in the coming months. All of the expenses have been expected and necessary.
6. **Committee Reports**
  - a. Architectural Control
    - i. ACC requests approved
      - 1) A request from 752 Allenview for an identical back bedroom window replacement was approved.
      - 2) A request from 450 Allenview for an identical back deck replacement was approved.
      - 3) A request from 830 Allenview for a rear fence replacement was approved.
  - b. Recreation – E. Hansen and L. Bueno
    - i. There was discussion on possible events to hold in the spring.
  - c. Nominating – A. Bowling
    - i. There are three seats with three-year terms that will be available. J. Burleson and M. Yagel will be running again.

- d. Audit – no report
- e. Budget – no report
- f. Maintenance – B. Simmons
  - i. J. Costello has agreed to help with snow removal during the winter season. He will be hired as a seasonal HOA employee. The HOA is going to purchase a small snowblower to be used on the main walkway. There was discussion about using a quality salt that will not ruin the new concrete.
  - ii. Regarding the concrete project, one side is not completed. It will get done when a nearby section is done. There is a charge for a multi-stop fee with the trucks, so it isn't cost-effective to have that one section completed. Residents have expressed frustration with the incomplete side. A. Bowling expressed her frustration with the amount of time it is taking to be done. B. Simmons stated that there are multiple issues at play in making it difficult to get the work completed. A. Bowling stated there will be more problems as we get into the winter. B. Simmons reassured the Board the work will get done.
  - iii. B. Simmons followed-up with Mr. Kline from last month's meeting regarding the tree Mr. Kline wanted trimmed further. B. Simmons let him know after looking at it again, it will not be trimmed again right now.
- g. Publicity – S. Lerch
  - i. The winter newsletter will go out after Thanksgiving. A draft will be presented at the November 22<sup>nd</sup> meeting. Please submit items by November 15<sup>th</sup>.
  - ii. A request was received to include reminders in the upcoming newsletter about driving slow through parking lots and curbing your dog.
- h. Pool – J. Burleson
  - i. The pool is closed up and everything has been stored away. The water has been turned off.

**7. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 460 Allenvue.
- b. A homeowner moving out left a large amount of trash out, which Republic Services would not take. The realtor was contacted and they arranged for a junk hauler to remove the items.
- c. A resident was seen digging up an area of common ground. The homeowner was contacted and they worked with the resident to have the ground restored to its original condition.
- d. A homeowner asked if pickleball lines could be painted on one of the courts, similar to what is done at Fisher Park courts, leaving the tennis lines but adding additional lines in a different color.
- e. A complaint was received regarding three vehicles with expired stickers. The owners of two vehicles are known and letters were emailed to them. The third vehicle owner is unknown, but a letter was emailed to homeowners in the building across from where it is parked.
- f. The meeting dates for 2023 were reviewed. J. Davis will contact Daybreak Church about reserving the meeting room for regular meetings and the annual meeting.

**8. Meeting Adjourned:** J. Burleson motions to adjourn the meeting and enter into Executive Session, L. Bueno seconds, motion passes with all in favor. Meeting adjourned at 7:20 PM on October 25, 2022.

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