

**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				
Lora Bueno	2023	X	X	X	X	A	A	X				
Marie Yagel	2023	X	X	X	A	X	X	X				
Alexandria Bowling	2024	X	X	X	X	X	X	A				
Lita Godoy	2024	A	X	X	A	A	L	L				
Emily Hansen	2024	X	X	A	X	X	A	X				
Jacob Fogarty	2025	X	A	A	X	A	X	X				
Sherry Lerch	2025	X	X	X	X	X	X	X				
Bryan Simmons	2025	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; Steve Kline, homeowner*

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

**2. Homeowner concerns:**

Steve Kline, 846 Allenview

Mr. Kline stated solicitors are coming through without permits. It is not regulated by the HOA; this is something that needs to go to the Township.

Mr. Kline requested a tree to be trimmed. The tree has already been trimmed and will not be trimmed again. Mr. Kline would like it to be cut back like the tree at 307 Allenview. Mr. Kline stated he is getting bird droppings on his car. B. Simmons stated it was cut as determined by the arborist to keep the tree healthy. B. Simmons will take another look at 307 Allenview and will follow-up with Mr. Kline about the tree.

*Mr. Kline exited the meeting.*

**3. Pool Manager Report – M. Kelly**

- a. Concern was expressed about the mail carrier using the bathroom. The Board discussed the concern and did not find anything that would be an issue.

**4. Approval of minutes from the August 2022 meeting:** Motion to approve the minutes by M. Yagel, L. Bueno seconds, motion passes with all in favor.

**5. President's Report – no report**

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

- a. The financials were reviewed. The balances remain stable.

**7. Committee Reports**

- a. Architectural Control
  - i. ACC requests approved
    - 1) A request from 311 Elgin Circle was submitted for a small, dying tree to be removed. This was approved.
    - 2) A request from 832 Allenview was submitted for a camera. This was approved.

- 3) A request from 762 Allenview was submitted to remove arborvitae and replace them with boxwood shrubs. This was approved.
  - ii. Other
    - 1) S. Lerch asked for clarification on why there needs to be ACC approval for a security camera. Ring doorbells do not require a request, but mounted cameras are an exterior change do require approval in keeping with the governing documents.
- b. Recreation – E. Hansen and L. Bueno
  - i. Yard Sale – The yard sale went well. A lot of people seemed to attend. L. Bueno placed signs throughout the Township. There were not many people who participated.
  - ii. Fall Festival – The weather does not look promising. There is no rain date due to booking of the bounce house and food trucks. If it does rain, it will be cancelled.
- c. Nominating – no report
- d. Audit – no report
- e. Budget – J. Burleson
- f. Maintenance – B. Simmons
  - i. Four Season will be taking care of the grubs in the park area.
  - ii. B. Simmons is asking for a quote on mowing the retention pond every other mow.
  - iii. Painting is continuing in the townhome area.
- g. Publicity – S. Lerch
  - i. The fall newsletter was printed and mailed by Konhaus. The winter newsletter will go out after Thanksgiving. A draft will be presented at the November 22<sup>nd</sup> meeting.
- h. Pool – J. Burleson
  - i. E. Davis completed an audit of the pool with photos and information on what needs to be repaired. The committee will work on prioritizing the list and make recommendations to the budget committee.
  - ii. The Board decided not to collect pool guest fees this year. They will have ongoing discussions about how this will be handled next pool season.

**8. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 2115 Foxfire Drive and 724, 946 Allenview.
- b. A homeowner emailed about the "Tree of Heaven" located behind the 730-744 building for the Board to consider removing it since it is a breeding ground for Lantern flies.
- c. A homeowner emailed about vehicles being stored in marked visitor parking spaces. A letter was sent to the residents of the building reminding them of the parking policy. The homeowner emailed to follow-up, stating there was not an improvement with the parking situation. The parking spaces are marked visitor, but there are no empty overflow spaces in the area. B. Simmons stated there is an issue with visitor spots being used regularly by residents. This is why there have been blank spots left throughout the community to allow for overflow parking. The issue in this area is when the lot was repaved, the blank spots were marked visitor and not left blank. There was discussion on removing some of the marked spaces and returning them to blank spaces. B. Simmons will look into that.
- d. A homeowner would like to have their RV parked outside of their single-family home for approximately one week for maintenance and packing. The Board agreed this would be okay.

**9. Meeting Adjourned:** J. Fogarty motions to adjourn the meeting and enter into Executive Session, E. Hansen seconds, motion passes with all in favor. Meeting adjourned at 7:29 PM on September 27, 2022.

**Next Meeting:** October 25, 2022 at 6:30 PM, Daybreak Church