

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
ANNUAL MEETING
February 19, 2019

ATTENDING:

In person (26 homeowners): Lynelle vanJaarsveldt, Marie/Kirk Yagel, John Rieman, Bryan/Kim Simmons, John Burleson, Duane/Susan Herman, Don Steiner, Debra Wallet, Roni Collier, Susan Lutz, Lori Caffarella, Anna Mae Wickard, Jill McCabe, Marie Clark, Joan Stokes, Thomas Kempf, Clyde Ross, Trish Connolly, Bernadette Thompson, Tom/Kim Schell, Kerri Roeder, Debra Nock, Anastasia Polillo, Gregory Bowden, Stephen Kline, Meg Kelly

By proxy (39 cards): O. Dale Wolegemuth (2), Lousie Lauffer, Paul Katz, Jack Shatzer, William Smith, Teri LeForge, Brad Williams, Gayle Fugate, Ryan/Katie Keith, Deb Chehovin, Lawrence Edwards, Norma Moritz, Mary Ann Vespignani, Cynthia Vasiliu, Lynda Dorsey, Rose Marsicano, Heidi Knaub, Lauren Stump, Pamela Thomas, Monica Burgett, Joni Warner, Gina DiStefano, Cyan Bender-Exley, Brett Lechthaler, Vivian Williams, Barbara Olsen, Brenda Chronister, Diana Pegg, Cindy Engard, Joseph Poboy, Alice Creager, Betty Dick (3), Robert Anderson, James Walker, Edward/Patricia Sabo, Youhon Hang

There were six proxy cards received, but not counted because there was no designated homeowner listed.

Quorum of 88 not reached with only 65 voting members. Therefore, nothing can be voted on during the meeting.

CALL TO ORDER: Meeting called to order by B. Simmons at 7:03 PM, in the Community Room at Messiah Village. B. Simmons introduced the Board of Directors. He thanked the board members and those who have been on the board and helped with committees in the past. B. Simmons noted the need for help with committees, encouraging people to sign up.

OPENING COMMENTS:

G. Bowden gave the results of the 2019 Board Election:

There were three open spots and three nominees. Gregory Bowden, John Burleson, Marie Yagel, Kirk Yagel, and Jill McCabe counted ballots on Sunday, February 17, 2019 at 6:30 PM at Marie and Kirk Yagel's home.

3-year term: Bryan Simmons (51 votes), Kerri Roeder (49 votes) and Vivian Williams (49 votes).

There were also three write-ins, each receiving one vote: Marsha Zeigler, Jessica Jones, and Christine Johnson Bowden. 54 ballots were received.

A draft of the minutes from the February 20, 2018 annual meeting was provided for homeowners to review. Those will not be approved since there is no quorum and will go to the 2020 annual meeting for approval.

2018 COMMITTEE REPORTS & ACCOMPLISHMENTS:

B. Simmons provided a brief overview of major accomplishments achieved by the Board of Directors and the committees. He expressed appreciation for the work done by the volunteer board members. B. Simmons also recognized G. DiStefano for the work she has done over the years while serving on the board. Her time, knowledge, and expertise were appreciated.

Bernadette Thompson, Architectural Control Committee (ACC):

The members of the committee were recognized: Lori Caffarella, Joan Stokes, Jennifer Burke, Patrick Crowell, Susan Herman, and Jill McCabe. The committee is always looking for more members. The committee meets each month, one week before the board meeting. The committee reviews requests received, comes up with a consensus opinion, and that is presented to the Board for a final decision. In 2018, the ACC met 10 times and reviewed 38 requests. 35 of the requests were approved and 3 were denied.

B. Simmons on behalf of G. DiStefano, Recreation Committee:

Previously there was a fall festival held to gather the community together. Last year, it was decided to try a spring event. A committee is needed to set a date and organize the event. If you would like to help with this, please get in touch with the Board.

G. Bowden, Nominating Committee:

G. Bowden thanked homeowners for taking the time to vote and congratulated those elected to the Board of Directors. He is looking forward to working with the newest members of the Board and stated there are opportunities for homeowners to help on committees.

M. Yagel, Audit Committee:

The Board decided the Association should have a formal audit done. They hired Hamilton and Musser; one of their areas of specialties is Associations. The audit should be completed by March, so please watch for information to be communicated in the minutes. The Board would like to be transparent and have this done annually.

J. Burleson, Budget Committee:

J. Burleson is very pleased with the results of the operations of the Association during 2018. There were two items that were purposefully delayed/postponed, resulting in coming under budget. The parking lots were not done because it was not a necessity. The townhomes scheduled to be done were not due to contractor issues. The money remains if there needs to be more than one area done in a year. There will not be a dues increase in 2019. There will be more work done that falls under maintenance. Snow removal is always a wild card. Lawncare has been fairly consistent. There is an increase for the tree work to be done.

B. Simmons, Maintenance Committee:

B. Simmons regularly walks the neighborhood to identify issues for the maintenance committee. There is mold, fungus, and rotting trees in the townhome area, so those will be removed and replaced in sections. Concrete work is getting done and some concern was expressed about having ramps put in. Those are approximately \$2,500 each, so it needs to be budgeted. Concrete work will be done in parts as it deteriorates; it is expensive to do. The maintenance committee has been working to get bids, better pricing, and better contractors. The committee is trying to be proactive rather than reactive. The movable curbing in some of the townhome areas is something else the committee is looking to replace. The snow plows hit them, break them, and move them into the grass areas. The mature trees will need to be done again.

The goals for 2019 are to continue the concrete work, improve the pool area, improve the basketball backboards and poles, continue tree planting, and take bids from contractors for work done throughout the neighborhood.

There was a concern about the speed limit in the community. It is 25 mph even though there are no signs posted. The police will be putting down counter and speed checker strips to see if there are areas where a presence might be needed.

There have been emails about the snow removal. Our policy is to do removal at 3" of accumulation or more. J. Burleson and B. Simmons work with Shopes directly to handle complaints about snow and grass. We did have a snowstorm where we did not receive 3" of accumulation, but Shopes came in to salt and shovel because of the weather forecasted after the storm. It is expensive to salt and the salt does affect the concrete on the sidewalks. Sometimes there is melting of snow and ice that may re-freeze in areas, while other areas remain clear. If the temperatures are forecasted to increase throughout the day, it does not pay to have Shopes come in and salt. It is a difficult decision to make sometimes for a large neighborhood like Allenvue because the cost is so great. Shopes also takes care of Winding Hills and if they are over there, they call J. Burleson to give a recommendation for Allenvue.

M. Kelly, Pool Manager:

A pool committee was formed to look at making improvements to the pool area. The committee is working to get bids in the hopes of having decisions made before the 2019 pool season. The committee will communicate decisions with the homeowners.

M. Kelly, Publicity Committee:

The newsletter comes out quarterly. M. Yagel will be taking on the newsletter in 2019 and working on some formatting changes to respond to requests and communicate new information to homeowners and residents.

REVIEW OF GENERAL AND TOWNHOUSE BUDGET:

Looking at the 2019 budget, there are not many changes. We need to be financially comfortable to deal with unforeseen issues as well as plan for the future. Two reserve funds have been established and both are funded comfortably within the budget. The auditors have reviewed the Yingst report and will come back with a report to say if the Association is adequately covered for the future. The auditors will give suggestions on how to tweak operations and plan better. This will be communicated to homeowners. The cost of the audit is about \$5,000-\$6,000. J. Burleson stated that internal audits were done in the past. Homeowner Duane Herman, who had served on the Board, stated that there were two previous years where certified accountants had done audits.

UPDATE ON REVISION OF C&Rs:

J. McCabe has been working with J. Burleson and the attorney to rewrite the C&Rs. The goal is to make them more current, clear, and easier to understand. Once there is a draft for the Board to review, a process will be put in place for homeowners to review the drafts and give input. It will not be finalized until homeowners have had that opportunity. The challenge will be getting the quorum needed to vote.

HOMEOWNER CONCERNS AND QUESTIONS:

John Rieman (314 Wister Circle) – I thought last year something was going to be done with the entrance areas?

J. Burleson stated one of the objects was to make it look more presentable. It was decided not to redo the areas, but try to better maintain them and see what the response would be. J. Burleson asked J. Rieman if he thought it was any better and J. Rieman stated he did not think so and there was still room for improvement. J. Burleson tried to address complaints immediately in 2018 and thought it was maintained appropriately, especially since there was a lot of rain this past year. J. Rieman said it takes time and planning to address the issues, including removing the tree that is near the Mount Allen entrance. Homeowner Lori Caffarella suggested something in the newsletter to ask for people to form a small committee to look at the entrances and give some ideas. B. Thompson stated that when the bids are put out for landscaping, to ask that a redesign of the islands be included to see what the ideas and cost would be.

Lori Caffarella (542 Allenvue Drive) – I would like to see some kind of temporary signs placed at the entrances to help announce important events for the community.

B. Simmons made note of the idea and said the Board would look into this.

Marie Clark (564 Allenvue Drive) – Thank you to the Board for giving a comprehensive report and for the positive changes made throughout the neighborhood. Thank you for your efforts because it is a time-consuming commitment.

Debra Wallet (450 Allenvue Drive) – Where do we stand on litigation?

B. Simmons stated nothing is currently pending and previous lawsuits have been settled. The attorney is actively collecting on dues. J. Burleson stated that the delinquency is down about \$20-30,000. The goal by the end of the year is to deal with everyone who is delinquent, regardless of the dollar amount owed.

Marie Clark (564 Allenvue Drive) – What is done with the collected money?

When it is collected, it goes back into the account. J. Burleson stated that as a result of the audit, there may be a recommendation to write off the bad debt. If it is delinquent sitting there, the auditors might recommend writing it off so it will show as an operating loss. However, it's never been collected so it won't affect the bank account. It will show as an operations expense, but does not impact the bank account. The HOA switched to Members 1st Federal Credit Union. Two reserve accounts have been established, which were funded last year (townhome and general). We will continue building those funds, but we do have a healthy bank account.

Stephen Kline (846 Allenvue Drive) – Is there an alternative to writing off the bad debt? What about a Sheriff's sale?
Even though the debt is written off, it does not mean it is not collectible. Doing that on the books is good accounting practice, but the HOA will continue to work with the attorney on collection efforts and going to Sheriff's sale is part of the process if needed.

Marie Clark (564 Allenvue Drive) – How do foreclosures affect the value of our homes?

J. Burleson said it is relative to the condition of the property. If a bank forecloses on a property, the buyer might be able to get a good deal. The foreclosure is an act that doesn't directly affect the value, but indirectly affects it for someone who wants to buy. It's really about whether the homeowner takes care of their property; that determines property values. The comps done by realtors does include foreclosures, but they are able to tell if a home was a foreclosure.

Trish Connolly (702 Allenvue Drive) – There are many areas of fencing in the townhomes that look shabby. Will the Board be addressing this?

The replacement process is similar to the roof replacement process in that ideally, a whole row is done at the same time. Typically, a homeowner comes to the board to say they would like to redo their fence. They see if anyone else in the building is interested in a replacement or the Board will send a letter out. The ACC is planning to look at fences in the spring and bring recommendations to the Board. There have been challenges with finding contractors willing to do the work and it is something the Board will talk about.

B. Simmons thanked everyone for coming out to the meeting and being great neighbors. He encouraged homeowners to contact Joann with any questions or concerns.

The meeting adjourned at 8:10 PM, February 19, 2019.

Submitted by J. Davis