

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, April 25, 2023 at 6:30 PM
Daybreak Church

Board Member	Term	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
Alexandria Bowling	2024	X	X	X									
Lita Godoy	2024	A	A	A									
Emily Hansen	2024	X	X	X									
Jacob Fogarty	2025	A	X	X									
Sherry Lerch	2025	X	X	X									
Bryan Simmons	2025	X	A	X									
John Burleson	2026	X	X	X									
Danny McKeever	2026	X	X	X									
Marie Yagel	2026	A	X	X									

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

Also in attendance: Roni Collier, pool manager and Joann Davis, administrative manager

- 1. Call to order:** Meeting called to order by B. Simmons at 6:37 PM.
- 2. Homeowner concerns:** none
- 3. Pool Manager – R. Collier**
 - a. R. Collier thanked J. Fogarty for moving items out of storage in order to start prepping the pool for the season.
 - b. AS is opening the pool on April 27.
 - c. The electrical inspection will be scheduled for July.
 - d. Concrete repair will be done on May 8 and 9.
 - e. AA Tile is scheduled for May 18.
 - f. Semoff Plumbing replaced the back flow valve and performed several plumbing repairs at the pool.
 - g. The AED is past its life expectancy and needs to be replaced. R. Collier sent quotes to the pool committee and made a recommendation on which one to purchase. The Board is in favor of the recommended one being purchased.
 - h. The fire extinguisher is out of compliance and needs to be replaced. R. Collier will purchase new fire extinguishers, including one for the chemical room. She will order through Kint, the previous company used. They are able to provide both types of extinguishers needed and put it on a schedule for inspection.
 - i. There are three pool parties scheduled
 - j. R. Collier hired a new monitor and has two more interviews scheduled.
 - k. J. Burleson and R. Collier have been working with E. Davis on selecting new lights for the pool area to replace five lights. The lights will be on from dusk to dawn.
 - l. R. Collier will be meeting with the painter, James Costello, about painting that needs to be done in the bathrooms.
- 4. Approval of minutes from the March 2023 meeting:** Motion to approve the minutes by J. Burleson, J. Fogarty seconds, motion passes with all in favor.

5. President's Report – B. Simmons

- a. The attorney continues working to collect outstanding dues.
- b. B. Simmons motions to go into executive session, J. Fogarty seconds, motion passes with all in favor to enter into executive session.
- c. J. Fogarty motions to resume the regular meeting at 8:11 PM, A. Bowling seconds, motion passes with all in favor.

6. Treasurer's Report – J. Burleson

- a. There are some delinquencies that the attorney is working on. The overall financials look good and uneventful.

7. Committee Reports

a. Architectural Control – D. McKeever

i. ACC requests approved

- 1) 624 Allenvue was approved for an exact replacement of their privacy fence between their home and 626 Allenvue.
- 2) 2105 Beacon Circle was approved for an exact replacement of their roof.

ii. ACC requests needing approval

- 1) 786 Allenvue submitted a request to replace the current blue shutters with black shutters of the same style. They also want to replace the front exterior door with a solid 6-panel door painted black. The door would be similar to the door at 782 Allenvue. J. Fogarty motions to approve, E. Hansen seconds, motion passes with all in favor.

iii. Other

- 1) It was brought to the attention of the Board there appears to be a black mold on the chimney of 546 Allenvue. The Board will send a letter bringing it to the attention of the homeowner to have the chimney looked at.
- 2) It was brought to the attention of the Board the resident at 724 is pulling up grass and planting flowers, but not maintaining the area and causing weeds to grow into the neighboring yard. The Board will send a letter to the resident noting the grass area may not be planted with flowers.

b. Recreation – E. Hansen

- i. Ads have been placed for the upcoming yard sale on 5/6 at 8 AM.

c. Nominating – A. Bowling

d. Audit – M. Yagel

- i. The HOA is in the process of having an audit done. Things are going well.

e. Budget – no report

f. Maintenance – B. Simmons

- i. SR Duffie Consultants gave a report on past and future concrete work.
- ii. The painter will be starting to paint townhomes again.
- iii. There was a delivery of mulch. Last year there were many piles leftover. This year, several of the first piles have already been used. As multiple piles are used, then Four Season will return to replenish. J. Burleson recommends anything remaining the end of May should be removed; the Board is in agreement with this.
- iv. There have been several inquiries about having a pickleball court. After discussion, the Board determined that pickleball courts were not appropriate for our Association due to the impact it would have on the surrounding homes. This was also the recommendation of the legal counsel of the National Organization of Homeowners Associations.

g. Publicity – S. Lerch

- i. The newsletter was sent to Konhaus for printing and mailing. The next newsletter will be a summer newsletter to be approved at the June meeting and then sent to Konhaus for printing and mailing.

8. Manager's Report – J. Davis

- a. The annual meeting has been set for Monday, November 13th at 7 PM in the Community Room of Messiah Lifeways. Notice will be mailed to homeowners one month prior, along with the election ballots. New board terms will begin after the annual meeting, starting with the November 28th regular meeting. This will affect the terms currently in place.
- b. A former homeowner received white pine trees from Cumberland County Conservation Society and would like to donate the extras to Allenvue for use in the park. They are native trees. J. Burleson suggests reaching out to Good's Tree Care to ask what their recommendation would be as far as white pine trees and other native trees.

9. Meeting Adjourned: M. Yagel motions to adjourn the meeting, E. Hansen seconds, motion passes with all in favor. Meeting adjourned at 8:45 PM on April 25, 2023.

Next Meeting: May 23, 2023 at 6:30 PM, Daybreak Church