

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

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

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

Also in attendance: Kimberly Dahlin-Simmons, homeowner, Roni Collier, pool manager, and Joann Davis, administrative manager

- 1. Call to order:** Meeting called to order by B. Simmons at 6:30 PM.
- 2. Homeowner concerns:**
Kimberly Dahlin-Simmons, 2116 Foxfire Drive
Ms. Dahlin-Simmons does not have any concerns. She appreciates the efforts of the Board and the time they put in as volunteers.
- 3. Pool Manager – R. Collier**
 - a. M. Yagel compiled pool statistics and shared those with the Board. Overall, the pool is being well-used. There have been six nights of adult swims that have not been well-attended.
 - b. The electrical inspection was completed.
 - c. R. Collier spoke with Aqua Specialists regarding the painting of the pool. Aqua Specialists stated the job should be started the end of April so that it is completed and ready for the season. R. Collier is going to get an estimated cost from Anderson Pro Painting. M. Yagel suggested looking into painting the baby pool and adding a design to the inside.
 - d. Previously, concern was expressed about where the main pool drains. The large pool is never drained; the water level is taken just below the skimmer. The only pool drained is the baby pool. R. Collier consulted with Aqua Specialists and was told the pool does drain according to regulations. The baby pool can be redirected to drain into the grass since it is not a large amount of water.
 - e. There were six pool parties scheduled, but two were cancelled due to weather. There are a few more that may be scheduled.
 - f. The new guest policy is working well. Invoices were sent out for guests billed during the month of June.
- 4. Approval of minutes from the May 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. A. Bowling submitted a letter of resignation, which the Board accepted. The Board appreciates the contributions she made while serving.

- b. M. Yagel nominates L. Godoy as the new nominating chair, E. Hansen seconds, motion passes with all in favor.

6. Treasurer's Report – J. Burleson

- a. The financials were reviewed and everything continues to look healthy. J. Fogarty asked about looking into moving some money to an account such as Vanguard where it will accrue interest while still maintaining the regular accounts. J. Burleson will look into that and research places for consideration.

7. Committee Reports

a. Architectural Control – D. McKeever

- i. D. McKeever motions to approve new committee members Susan Herman, Lita Godoy, Lori Caffarella, Jennine Kim, and Jan Morris, M. Yagel seconds, motion passes with all in favor.
- ii. ACC had their first meeting and discussed doing a walk through beginning the end of August. It was recommended the committee visit one section together in order to be consistent in what is being cited.
- iii. ACC requests approved
 - 1) 460 Allenvue was approved for a paint color change.
 - 2) 502 Allenvue was approved for a shrub replacement.
 - 3) 758 Allenvue was approved for a storm door.
 - 4) 623 Allenvue was approved for exact replacement windows and front door.
 - 5) 505 Allenvue was approved for exact replacement windows.
 - 6) 914 Allenvue was approved for a roof replacement.
- iv. ACC requests needing approval
 - 1) 326 Wister Circle submitted a request to remove a blue spruce tree in the front yard. S. Lerch motions to approve, M. Yagel seconds, motion passes with all in favor.
 - 2) 516 Allenvue submitted a request to replace their deck. S. Lerch motions to approve, M. Yagel seconds, motion passes with all in favor.
 - 3) 2116 Foxfire Drive submitted a request to extend the garage roof. S. Lerch motions to approve, M. Yagel seconds, motion passes with majority in favor and B. Simmons abstaining.
- v. Other
 - 1) A homeowner reached out regarding a front door replacement. The homeowner provided pictures of wood door styles for the Board to consider approving, rather than a steel/painted door. This would be a way to update the exterior of the townhome. After discussion, the Board agreed they are okay with either style presented.

b. Recreation – E. Hansen

- i. A proposal was received by a homeowner for a community camping event that would involve a fire pit in the common area. The homeowner provided an outline for safety considerations. After discussion, the Board determined it would be a liability concern.
- ii. Food trucks have been secured for the fall festival.

c. Nominating – no report

d. Audit – M. Yagel

- i. It is complete and we are waiting for the report.

e. Budget – no report

f. Maintenance – B. Simmons

- i. Parvin Paving and Sealing has scheduled lots to be done in August. A letter was mailed out to those affected, the post office was notified, it was put on the website, and notice was put on the FB page.

- ii. Concern has been expressed about the areas dug up in the 500 evens where shrubs were removed for concrete work to be done. The concrete work in that area should be finished by the end of August to include the replanting of grass seed.
- iii. A homeowner emailed about two trees in the 700 evens section that have died. J. Burleson looked at the trees and confirmed they are both dead. The maintenance committee will determine if they should be removed or replaced.
- iv. Painting is continuing, but the painter is dealing with physical issues. There were some concerns that came up with homeowners that were passed on to the painter and he will get those resolved.
- v. There was discussion regarding some trees on common ground behind townhomes that provide shade, but the homeowners would like to see removed. The maintenance committee will look at the trees and take photos to share with the Board.
- g. Publicity – S. Lerch
 - i. The summer newsletter was pushed out early in order to get some timely information communicated with homeowners.

8. Manager's Report – J. Davis

- a. A letter went out to two buildings in the 700s regarding dog waste bags being dumped on the hill behind the homes.
- b. Letters went out to homeowners who owed one or more quarters of dues through the end of the second quarter.
- c. A homeowner expressed displeasure with the shutter and door color painted on a home in a building that used to have uniform shutter colors, making it stand out.
- d. The revised C&Rs that go into effect in May 2025 include a rental cap. A potential buyer of a townhome inquired if a rental unit is grandfathered in according to the new documents and is unoccupied during a transition between tenants, is it allowed to remain a rental even if the cap has been met/exceeded. The Board stated that yes, that was allowed and would not take away the rental designation.

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 7:15 PM on July 25, 2023.

Next Meeting: August 15, 2023 at 6:30 PM, Daybreak Church