

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, May 23, 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	A								
Lita Godoy	2024	A	A	A	X								
Emily Hansen	2024	X	X	X	X								
Jacob Fogarty	2025	A	X	X	A								
Sherry Lerch	2025	X	X	X	X								
Bryan Simmons	2025	X	A	X	X								
John Burleson	2026	X	X	X	X								
Danny McKeever	2026	X	X	X	X								
Marie Yagel	2026	A	X	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 6:32 PM.

2. Homeowner concerns:

Beth Leslie, 760 Allenview Drive

Ms. Leslie recently attended the Upper Allen Planning Commission meeting where they approved phase four for the townhomes to be built behind her row. She shared with the Board information regarding the concerns the impact of that will have on Allenview.

After reviewing past meeting minutes, Ms. Leslie inquired about the status of pickleball courts. That was discussed at last month's meeting and those minutes will be approved at tonight's meeting and posted on the website. the impact it would have on the surrounding homes.

Ms. Leslie asked about posting the meeting dates on the Facebook page. Those are currently on the HOA calendar, which is located on the website. Ms. Leslie noted some mistakes on the website, which J. Davis contacted the webmaster about to have corrected.

Ms. Leslie asked about seeing the budget. That is mailed out yearly to homeowners with annual meeting information. Due to Ms. Leslie being away for the winter and the post office not forwarding mail, she did not receive a copy. J. Davis emailed her a copy.

Ms. Leslie asked about the concrete project in the neighborhood. B. Simmons explained the intent was to replace sidewalks and ramps. Ms. Leslie asked about the ramps being ADA compliant. B. Simmons explained the parking lots and part of the main road would have to be regraded to be a certain pitch in order to meet ADA compliance. The Association will have to work with the Township inspector to request an exception. The ramps we have are very close to being ADA compliant. The inspector now comes out and tests the concrete. Ms. Leslie asked about the concrete in the winter and B. Simmons explained blankets were put on to maintain the needed temperature. A third party has also come in and looked at the work as well. The quality of the work has been approved by both the third party and the township. Ms. Leslie suggested doing all of the ramps first and then do the sidewalks. L. Godoy asked about the sidewalks and if there were issues with uneven sidewalks. B. Simmons said the mature tree roots have been a factor in causing issues with sidewalks. B. Leslie shared some ideas on how to approach the concrete replacement, which B. Simmons appreciates.

Ms. Leslie discussed the property line along McNaughton and Allenvue with concern to landscaping and the tree line. J. Burleson is in discussion with McNaughton about a large tree that is hanging onto Allenvue property.

3. Pool Manager – R. Collier

- a. All assigned tasks have been completed and invoices paid.
- b. The electric box inspection is scheduled for June 30.
- c. Aqua Specialists is going to take care of the platforms under the tanks during the pool season without disruption to the pool season.
- d. A backboard was donated to Upper Allen Fire Department (this was required when there were lifeguards and is no longer needed).
- e. The water level was lowered for tile repair (which is completed), but it was discovered that the water was not draining where it should. There is concern there may be a pipe issue; nothing could be discerned from visually looking at it. Aqua Specialists will send someone out to take a look.
- f. There are five pool parties booked.
- g. Individual meetings are being done with pool monitors. Returning monitors are receiving emails with updated information. R. Collier will sit through the first shift with each of the new monitors to walk them through the job and set expectations.
- h. J. Burleson asked about receiving numbers for attendance at the pool; R. Collier will keep that updated.
- i. E. Davis did install new lights at the pool.

R. Collier and B. Leslie left the meeting

4. Approval of minutes from the April 2023 meeting: Motion to approve the minutes by J. Burleson, L. Godoy seconds motion passes with all in favor.

5. President's Report – B. Simmons

- a. B. Simmons motions to enter into executive session at 7:09 PM, M. Yagel seconds, motion passes with all in favor. Motion to return to regular meeting at 7:44 PM by B. Simmons, M. Yagel seconds, motion passes with all in favor.

6. Treasurer's Report – J. Burleson

- a. Everything is looking normal with the financials and nothing has changed from what has been budgeted.

7. Committee Reports

a. Architectural Control – D. McKeever

i. ACC requests approved

- 1) 778, 719, 776, 774, and 717 were approved for an exact replacement of their privacy fences.
- 2) 842 and 844 were approved for an exact replacement of their privacy fences.
- 3) 605 was approved for an exact replacement of the front door and front screen door.
- 4) 605 was approved for an exact window replacement.

ii. ACC requests needing approval

- 1) 719 submitted a request for a shrub removal and replacement. M. Yagel motions to approve the request, L. Godoy seconds, motion passes with all in favor.
- 2) 766 submitted a request for a window replacement with six dividers, which would be in keeping with neighboring properties. M. Yagel motions to approve the request, L. Godoy seconds, motion passes with all in favor.
- 3) 960 submitted a request for a shrub removal and replacement. M. Yagel motions to approve the request, L. Godoy seconds, motion passes with all in favor.

- iii. Other
 - 1) An email was received from a homeowner regarding the lack of exterior maintenance in the townhome area and the enforcement of the governing documents. D. McKeever will be addressing the concerns as he forms an ACC committee.
- b. Recreation – E. Hansen
 - i. The yard sale went well with a lot of participation. There will be another yard sale in the fall in conjunction with Winding Hills again.
 - ii. The fall festival will be held on Sunday, October 1st. E. Hansen will work to get food trucks booked. M. Yagel said she would be willing to work on helping with activities for the fall festival.
- c. Nominating – no report
- d. Audit – M. Yagel
 - i. We continue to finalize the audit and everything is going well.
- e. Budget – no report
- f. Maintenance – B. Simmons
 - i. Albright will be removing the wood forms this upcoming week. He will be restarting work in the next couple of weeks with the concrete.
 - ii. Good's Tree Care walked the community to provide an assessment of needs. Good's also provided a list of trees recommended for planting; it did not include the white pine trees a former homeowner wanted to donate.
 - iii. The painter submitted his quote for 2023, which should get everything back on track to begin a regular rotation starting in 2024.
 - iv. Two deliveries of mulch were made. Some people use the mulch right away, but the piles run out. Other areas are not even touched. The mulch that has been delivered is part of the contract. Rather than getting more mulch, Four Season will relocate piles of mulch that were not being used to areas that are in need of more mulch at a cost of \$150 plus the hourly cost for the work to be done.
 - v. J. Burleson speaks with Four Season on a weekly basis to check in with them. J. Burleson has been addressing complaints from residents with Four Season as they are received.
- g. Publicity – S. Lerch
 - i. A draft of the summer newsletter is being worked on to go out in the near future. J. Burleson noted some items to go into the newsletter.

8. Manager's Report – J. Davis

- a. Dumping of bulk items continues to be a problem in the townhome area. A mattress, box spring, couch, and headboard were left along the main drive curb in the townhome area. Republic was contacted and did remove the items, but stated the resident must call to arrange for pickup of bulk items. Another reminder will go in the summer newsletter.
- b. A townhome owner communicated with the Board regarding a POD that was to be stored in their parking spot from 5/11-5/18. This is in keeping with past practice which has allowed up to one week in a parking spot.
- c. Encore Roofing repaired a missing shingle at 960 Allenvue Drive.

9. Meeting Adjourned: L. Godoy motions to adjourn the meeting, D. McKeever seconds, motion passes with all in favor. Meeting adjourned at 8:19 PM on May 23, 2023.

Next Meeting: June 27, 2023 at 6:30 PM, Daybreak Church