

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, September 26, 2023 at 6:30 PM
 Daybreak Church

Board Member	Term	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.
Lita Godoy	2024	A	A	A	X		X	A	A		
Emily Hansen	2024	X	X	X	X		X	X	X		
Vacant	2024						V	V	V		
Jacob Fogarty	2025	A	X	X	A		X	X	A		
Sherry Lerch	2025	X	X	X	X		X	A	X		
Bryan Simmons	2025	X	A	X	X		X	X	A		
John Burleson	2026	X	X	X	X		X	X	X		
Danny McKeever	2026	X	X	X	X		X	A	X		
Marie Yagel	2026	A	X	X	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: Joann Davis, administrative manager

1. **Call to order:** Meeting called to order by M. Yagel at 6:33 PM.
2. **Homeowner concerns:** none
3. **Pool Manager – R. Collier**
 - a. R. Collier expressed her thanks to M. Yagel for compiling the pool statistics from the season. She also expressed thanks to J. Davis for her help.
 - b. A quote was received from Anderson Pro Painters and forwarded to the pool committee. It is a large expense at \$10,750. R. Collier is seeking Board approval to move forward with scheduling this work for Spring 2024. There is a small tile repair job that needs to be done around a skimmer prior to painting. The Board agrees the pool committee will review this with R. Collier and make the final decision on whether to schedule this work.
 - c. Level-Rite recommended re-sealing of joints along with power washing and seal-coating to prevent further erosion of surfaces. It can be pieced out, but the total is about \$9,500. The Board agrees the pool committee will review this with R. Collier and make the final decision on whether to schedule this work.
 - d. The book swap held over Labor Day weekend was successful. R. Collier appreciates the monitor team for running with the idea. Leftover books were donated to the library.
 - e. R. Collier met with Aqua Specialists about repairs needing to be done in the pump room. They will get a quote to her. The repairs can be done during the winter months.
 - f. The pool was closed by Aqua Specialists on September 20th. It will be winterized on October 2nd, following the Fall Block party.
 - g. In keeping with past practices, R. Collier recommends anyone with unpaid pool guest fees not be issued a pool pass next season until the debt is paid. Invoices were sent out via email each month and reminders were recently sent out to those still owing fees. Reminders should be sent out several times in the new year prior to opening to give those people time to pay their fees. The Board is in agreement with this.
 - h. M. Yagel is working to compile the pool data from the past season and will share that with the pool committee.
 - i. R. Collier has some thoughts on improvements for the next pool season should she be invited back to manage the pool. She will reach out to the committee to schedule a meeting.

4. **Approval of minutes from the August 2023 meeting:** Motion to approve the minutes by J. Burleson, E. Hansen seconds motion passes with all in favor.
5. **President's Report** – B. Simmons
 - a. The attorney is working to collect on judgments.
6. **Treasurer's Report** – J. Burleson
 - a. Balances remain solid for the Association. There has been a great deal of maintenance work done this year. The financials continue to be healthy and will remain so.
7. **Committee Reports**
 - a. Architectural Control – D. McKeever
 - i. ACC requests needing approval
 - 1) 500 Allenview submitted a request to paint her door black with white trim. The homeowner would do the painting. ACC recommends approval. D. McKeever motions to approve, J. Burleson seconds, motion passes with all in favor.
 - 2) 562-564 Allenview submitted a request for replacement plants between the homes. D. McKeever motions to approve, J. Burleson seconds, motion passes with all in favor.
 - 3) 2108 Beacon Circle resubmitted a request previously approved because it has been more than a year since they were approved. D. McKeever motions to approve, J. Burleson seconds, motion passes with all in favor.
 - 4) 530 Allenview Drive submitted a request for an identical shrub replacement. D. McKeever motions to approve, J. Burleson seconds, motion passes with all in favor.
 - ii. Other
 - 1) 774, 776, 778, 717, and 719 previously received approval for a fence replacement. 715 is now interested so the request was revised to include 715 and a new approval letter was issued.
 - 2) 826 was approved for a privacy style fence replacement, but was able to do the shadowboxed style that currently exists.
 - 3) ACC has conducted their walk throughs and violation letters were emailed to homeowners.
 - 4) A homeowner reached out about having the exterior of their townhome painted at their expense. They are also considering replacing the siding. The homeowner is wondering if they are able to make a color change since they are connected to another townhome with a gutter dividing the homes. After discussion, the Board determined the homeowner would need to submit an ACC request with information regarding how the paint color or the siding would blend with the adjoining home.
 - 5) ACC plans to do another walk through the end of January through February.
 - b. Recreation – E. Hansen
 - i. The block party will be held on Sunday, October 1 from 3-6 PM.
 - c. Nominating – L. Godoy
 - i. There are three vacancies to fill. Information was given to a homeowner potentially interested in running.
 - d. Audit – no report
 - e. Budget – no report
 - f. Maintenance – B. Simmons
 - i. The concrete work has been completed. Grass seed was planted where the shrubs were removed by the 500 evens buildings; shrubs will not be replanted there. The handyman placed straw over the areas and a letter was mailed to residents asking them to water the areas (that information was also conveyed by letter August 2022 when the project started). It is common

practice for the Association to ask residents to water any seeded areas. The handyman will do some additional work to break up the soil and add new grass seed in response to concerns received.

- ii. Parvin has completed the sealing projects for this year. There were some complaints made about mulch on the sidewalks from when Parvin had to blow the lots clean prior to work being done. That was addressed with Parvin.
 - iii. James Costello is continuing with the townhome painting. There have been several concerns expressed by homeowners, which were addressed with James.
 - iv. A homeowner requested a change in how the parking spots are numbered near their building (the numbers do not line up with the homes). That will not be done since the lot is not due for sealing or repainting of numbers at this time.
 - v. There were several complaints about the size of the flowers planted near the Allenvue/Hertzler entrance. Four Seasons cut the flowers down.
- g. Publicity – no report

8. Manager's Report – J. Davis

- a. The 2024 monthly and annual meetings have been scheduled and will be held at Messiah Lifeways.

9. Meeting Adjourned: S. Lerch motions to adjourn the meeting and enter into executive session, E. Hansen seconds, motion passes with all in favor. Meeting adjourned at 7:34 PM on September 26, 2023.

Next Meeting: October 18, 2023 at 6:30 PM, Daybreak Church