

Allenview Homeowners Association (AHOA)
Board of Directors Meeting
July 27, 2010

Attending:

Debra Wallet	Duane Herman (President)	Daniel Beigh
John Rieman	Sean Quinlan	Isabel Heath
Betty Fitzpatrick	Vacant	Linda Morrissey (Absent)
		Rob Grohman (Manager)

Call to Order: The meeting was called to order by Duane Herman at 6:31 PM in the Board Room at Messiah Village.

Homeowners' Concerns:

Clyde Ross presented and read the attached letter in reference to the roof process. The Board thanked Mr. Ross and will look into his concerns.

Eileen Arnold of 614 Allenview, Mr. and Mrs. Maciella of 602 Allenview, and Mr. and Mrs. Ruch of 604 Allenview were all present to discuss concerns about replacing the roofs from 600-614 Allenview. Ms. Arnold is the replacement committee volunteer for the building and wants the roof replacement done this year. She stated that 5 of the homeowners are in agreement with this. The Maciellas and Ruchs are worried about the financial impact this may have on them and thought that the project was going forward in the spring of 2011. Mr. Ruch wanted to see more bids for the project. The Board discussed the process with the homeowners; Sean Quinlan explained that the best route to take would be to try to make arrangements with the roofers for payments. The homeowners would not want the Board to get involved. Mr. Ruch stated that he would be willing to get other bids, meet with his neighbors, and have a decision prior to the end of August. He felt that there would still be enough time to move forward this year if the neighbors agreed to move forward. Ms. Arnold and the other homeowners were going to work out the details.

Review of Minutes: Sean made a motion to approve the June minutes with 2 minor corrections; the motion was seconded by Dan Beigh, the motion passed unanimously.

Pool Report: Dave Zangrilli gave his report. See Attached. Dave's resignation was discussed. Jack suggested that Dave interview the applicants since Dave has the most knowledge in this area. Dave agreed to do the interviews prior to him leaving for vacation.

Dave also reported on a Board request to obtain bids for doing a property line survey. He had two quotes to do the property line along the proposed new development and along Allenview and Wister Circle at the power lines. The bids were Junkins at \$3200.00 and Arrow and Wright at \$3900.00. Duane asked Dave to get the bids broken down into two parts, one for the line along the proposed development and then second for the area behind Allenview and Wister Circle along the power lines. Dave said he would take care of it. Jack talked about the upcoming and past meetings in RE: to the new development.

Treasurer's Report: Betty Fitzpatrick discussed the P and L sheets for June 2010 and July MTD. There were no questions.

President's Report: No report given.

Architectural Control Committee:

1. ACC Appeals: No ACC appeals.
2. ACC requests for approval:

- a. 505 Allenvue - Door and screen door replacement. ACC recommends approval with a full view screen door. Discussion was had RE: what constitutes a "full view" screen door. ACC considers a full view screen door as one solid piece of glass and/or screen with no cross bar dividing it.
- b. 530 Allenvue - Window replacement. ACC requested more clarification on this project.
- c. 312 Allenvue - landscape/drainage request. ACC recommends approval.
- d. 550 Allenvue - Removal and replacement of overgrown bushes. ACC recommends approval.

Sean seconded all the acc motions, all motions passed. Deb talked about another volunteer for the committee Lyn Dorsey of 544 Allenvue, she suggested starting a waiting list because there would be too many people on the committee. Jack offered to move to the Maintenance Committee therefore leaving an opening for Ms. Dorsey to fill. Jack nominated Ms. Dorsey, Sean seconded the nomination, nomination passed.

Deb had some other ACC concerns that she brought to the Board's attention. First was her committee wanted to know if there were double standards being used for the Grohman's of 540 Allenvue, Duane stated that although the ACC does a great job there must be enough of a problem to warrant a battle.

Deb also discussed that there is so much non-conformity among the townhouses and that resale certificates should reflect the non-conformity, corrections should have to be made prior to a sale. Sean talked about the age of the property and that we cannot go back 25/30 years to enforce some rules, he used his home as an example, stating that if the prior owner made a change that did not conform, should Sean be held accountable for the change when he goes to sell.

Deb discussed that the ACC has two volunteers looking in to a garage door standard. The committee is trying to streamline the process by having a standard, if a homeowner wants to replace a garage door and uses the "standard door" chosen by the ACC it will not need approval.

The ACC had some concerns about the tree replacement process, Betty explained that the trees are on a list but the time to plant will be in the fall. Shope's have a list of trees to remove and or trim. Deb was concerned with the length of time it was taking to remove and replace the tree in front of 564 Allenvue.

One of the ACC members is noted that the neighbor (730 Allenvue) has a plastic child's slide in the front yard, Rob to send a letter.

Publicity: No report was given

Recreation Committee: Sean Quinlan discussed the pool party, it went very well this year.

Maintenance: Betty Fitzpatrick gave a report. The concrete contractor has been sick and will give us a bid as soon as possible. The paving will begin once the hot weather is over.

Nominating Committee: No report was given.

Audit Committee: Jack did his audit of May 2010, he was waiting for an answer about an unused check.

Budget Committee: No report was given

Managers Report: Rob Grohman gave a report. The unpaid balances were at 50,000, he explained that several large balances were paid through resale; another balance over 2400 would

be paid through resale at the end of August. Another large balance would like to make weekly payments until balance is current. The Board approved the payment plan.

Rob also discussed the balance of the roof projects, 6 other buildings had volunteers and were moving forward without problems. Most of them are at the signing contract stage. The balance of the buildings will move forward in spring of 2011.

Rob discussed 903 Allenview's boat, the owners of the home were away and when they returned they assured Rob that the boat would not be back.

A camper is now being stored at 327 Allenview, a letter will be sent.

Deb had concerns about the boat at 538 Allenview, Rob stated that the boat comes and goes when the owners are using it and it does not stay for more than a day or two, Jack stated that he has seen it for longer periods of time. Rob will send a letter.

Old Business:

1. Drainage pipes (rust and maintenance problems) will be discussed in the spring. (OPEN)
2. 400 Allenview Drive problem of tall, unsightly weeds and other maintenance items.
3. 701 Allenview Drive any further issues.
4. 903 Allenview Drive boat.

New Business:

1. Front entrance way maintenance condition. Jack suggested a volunteer take care of the front entrance, Rob agreed to take care of the front entrance.
2. The PPL pits - there are several that have gaping holes not covered by the fence. We should go on notice with them that they have a liability problem and that, pending reseeding in the fall, they can still backfill in the holes now. Our communication, to PPL, will help our position if anyone, of any age, is injured. Was discussed and PPL filled the holes prior to the meeting. Jack was still concerned that the holes could still settle and cause problems
3. 782 Allenview fire was discussed, Rob still had not heard from the homeowner. Rob would try to contact the homeowner to see what her intentions are. Jack talked to Bill Colson of the Upper Allen Township Fire Department about the regulations, there are no regulations prohibiting open burning. He stated that the Association could prohibit the use. Deb questioned the policy and made a motion to verify the policy about open pits. Duane questioned if the policy applies to single family homes since they have enough room to be in compliance with the open burning regulations. It was agreed that the single family homes would be exempt from the policy. Rob was asked to have a flyer made up and delivered to the townhouses stating that the policy is open pits and chiminea's are prohibited from being used by the townhouses.
4. Pool Manager Replacement.

Meeting Adjourned: The meeting adjourned at 8:30 pm.

Next Meeting: The next meeting will be held on Tuesday, August 24, 2010, at 6:30 PM in the Board Room at Messiah Village.

Respectfully submitted by:
Rob Grohman