

**Allenview Homeowners Association (AHOA)**  
**Board of Directors Meeting**  
**November 23, 2010**

**Attending:**

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

Call to Order: The meeting was called to order by Duane Herman at 6:40 PM in the Board Room at Messiah Village.

Homeowners' Concerns: No homeowner concerns

Review of Minutes: Debra Wallet made a motion to approve the September and October minutes with minor corrections, Betty Dick seconded the motion. The motion passed.

Treasurer's Report: Betty Dick discussed the Profit and Loss sheets for October 2010 and the November 2010 MTD. There were no questions

President's Report: A discussion was had as an Executive Session.

Architectural Control Committee: Debra Wallet gave a report. It was a very busy meeting with 8 requests.

- (i) Snyder – 304 Allenview addition of a propane tank. Approved with screening
- (ii) Wasson – 316 Wister Circle garage door replacement. Approved
- (iii) Vespignani – 520 Allenview window replacement (Jack). This request did not go through the ACC because of the holiday and end of the year tax credit. Was approved with the use of grids.

Also discussed was the roof replacement at 2302 Foxfire Circle. It was done on a weekend and was not approved by the ACC. The Board directed Rob Grohman to send a letter to the homeowner telling them they must fill out an ACC request and submit it for approval.

Publicity: Rob Grohman stated that the newsletter went out.

Recreation Committee: No report was given.

Maintenance: Betty Dick gave a report. The lawn treatment contract was discussed and Tru Green was the lowest bid. Debra Wallet made a motion to take the Tru Green bid, the motion was seconded by Jack Reiman, the motion passed.

Nominating Committee: No report was given.

Audit Committee: ~~No report was given.~~ **INACTIVE COMMITTEE**

Budget Committee: Betty Dick gave a report. The budget committee met to finalize the budget. Jack Reiman had a couple of concerns. The first was that the income and expense were not showing true since it doesn't show the delinquent amount. Jack feels there should be an expense line item for uncollected funds. He is also concerned that if we have any significant snow this year we will have to do a special assessment. Rob Grohman mentioned that the company he works for manages 27 associations and all of them did special assessments this year. Jack felt a letter explaining some of this should go out to residents before the annual meeting. The Board would

like to see the actual 2010 YTD figures in the budget for next month's meeting prior to voting on the budget.

### Managers' Report:

1. Unpaid Charges: Rob Grohman discussed the unpaid charges. Some of the figures were incorrect because of a query problem. He will try to have it repaired asap. The policy was changed. A motion was made by Jack Reiman to have our attorney look at a letter that will go out to anyone owing 750.00 or more. It will explain the Associations procedure once the account hits 1500.00. The amounts at which the letter go out and is turned over to our attorney can be lowered at any time. The motion was seconded by Betty Dick, the motion passed.
2. The acceptance of Credit Cards using a machine and/or Pay Pal online was discussed. The fees to use PayPal were better than using merchant services through our bank. Rob was asked to calculate the cost per transaction and bring it to the next Board meeting.
- 3.

### Old Business:

1. Drainage pipes (rust and maintenance problems) will be discussed in the spring.  
(OPEN)

### New Business:

Meeting Adjourned: The meeting was adjourned at 8:02

Next Meeting: The next meeting will be held on Wednesday, December 15, 2010, at 6:30 PM in the Board Room at Messiah Village.

Respectfully submitted by:  
Rob Grohman