

Allenview Homeowners Association (AHOA)
Board of Directors Meeting
October 26, 2010

Attending:

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

Call to Order: The meeting was called to order by Duane Herman at 6:35 PM in the Board Room at Messiah Village.

Homeowners' Concerns: No homeowner concerns

Review of Minutes: The Board asked that the minutes from the September meeting be corrected, reviewed, and clarified. The minutes will be looked at for approval in November.

Treasurer's Report: Betty Dick discussed the Profit and Loss sheets for September 2010 and the October 2010 MTD. Duane Herman asked Rob Grohman to send him the detail for other lawn care. Also questioned was the Lawn Treatment line item. Rob Grohman agreed to recalculate the Lawn Treatment to 75% for townhouse and 25% for the General Fund.

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.

1. Confair-Goshorn – 830 Allenview – satellite dish. Approved.
2. McNichol – 728 Allenview – window replacement. Approved
3. Bollinger – 782 Allenview – fence & deck replacement after fire damage. Approved
4. Carl – 506 Allenview – color change of shutters and door. Approved
5. Kudrich – 803 Allenview – window replacements. Approved
6. Caffarella – 542 Allenview – rear propane tank (replacement). This was approved but the committee would like to see some type of screening around the tank.
7. Stokes - 568 Allenview - window replacement. Approved
8. Whisel - 784 Allenview - glass door replacement and fence repairs. Approved

Publicity: Rob Grohman stated that the newsletter will go out via email for approval and then to the printer. This issue has the election forms in it and they are due back December 13th.

Recreation Committee: No report was given.

Maintenance: No report was given.

Nominating Committee: No report was given.

Audit Committee: Jack Rieman gave his audit report for June and July (a copy will be filed with minutes)

Budget Committee: Betty Dick gave a report. The budget committee would meet in October to finalize the budget.

Managers' Report:

1. Unpaid Charges: Rob Grohman explained that he was playing phone tag with Attorney Karl Ledeborn about the collections. Mr. Grohman explained that he has been sick and didn't get to reach Mr. Ledeborn.
2. Discussion was had about the acceptance of Credit Cards using a machine and/or Pay Pal online. The Board has asked Mr. Grohman to look into both a credit card machine and a pay pal account and report back to the Board in November.
3. Rob Grohman also gave a roofing update. Eileen Arnold of 614 Allenvue was not happy with waiting or using a different contractor. She replaced her roof ahead of the other owners in her row. The color and shingle type were the correct ones and there is division in her roof from the others. Mr. Grohman will speak to the contractor about not doing that in the future.
4. Rob Grohman wanted to make sure that everyone knew of the next two meeting dates because of the holidays. November's meeting is the week of Thanksgiving, it is Tuesday November 23rd. December's meeting is on a Wednesday a week prior to the normal meeting. The December meeting is Wednesday the 15th.

Old Business:

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

New Business:

1. The roof color for the mini-town's has been changed from the standard color Weathered Wood to a color matching the existing color of the 701-709 Allenvue building. The type of shingles will remain GAF Architectural shingles but the four mini-town buildings the color has changed. This is due to a mistake made by the homeowners in the 701-709 building. Rob Grohman assured Debra Waller that all 4 buildings would match. The next building 811-819 was completed with the same color.

Meeting Adjourned: The meeting was adjourned at 8:22

Next Meeting: The next meeting will be held on Tuesday, November 23, 2010, at 6:30 PM in the Board Room at Messiah Village.

Respectfully submitted by:
Rob Grohman