

Allenview Homeowners Association (AHOA)
Board of Directors Meeting
September 28, 2010

Attending:

Debra Wallet	Duane Herman (President)	Daniel Beigh (Absent)
John (Jack) Rieman	Sean Quinlan	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 6:35 PM in the Board Room at Messiah Village.

Homeowners' Concerns: Stacey Whisel of 784 Allenview was present to find out if the Board knew of any progress on the repair to her rear fence from the fire at 782 Allenview. Jack Rieman stated that he spoke to Ms. Bollinger of 782 Allenview where the fire originated and she stated that the contractor was holding up the progress. Ms. Bollinger called the insurance company who called the contractor to speed up the process. Jack Rieman suggested that Ms. Whisel contact her insurance company, he had a copy, and was looking at the ACC request submitted by MS. Bollinger to repair the damage and he didn't feel it was going to repair the damage at Ms. Whisel's property.

Review of Minutes: Betty Dick made a motion to approve the August minutes with minor corrections; the motion was seconded by Jack Rieman, the motion passed unanimously.

Pool Report: Dave Zangrilli gave his final report as pool manager and for the final 2010 season. A copy of the report is attached and filed with the minutes. Dave introduced the new Pool Manager to the Board members he is Todd Beddard of 736 Allenview.

Debra Wallet wanted the minutes to reflect that the Board is grateful for the wonderful service from Dave Zangrilli as the pool manager.

Rob Grohman told the Board that when he called Verizon to disconnect the phone, Verizon offered to lower the bill to 11.00 a month. Instead of paying the 150.00 reconnect fee Betty Dick made a motion to accept the offer, Sean Quinlan seconded the motion, the motion passed.

Dave also discussed the recent survey. He also said that he was going to call the surveyor to see if they were going to add stakes every 100'.

Treasurer's Report: Betty Dick discussed the Profit and Loss sheets for August 2010 and the September 2010 MTD. Jack Rieman questioned the amount in pool supplies, Rob Grohman said he would get detail for the next meeting. Jack Rieman also questioned why the insurance was still in the pool expenses. Rob Grohman explained that Quickbooks wasn't easy to move items around. Rob Grohman agreed to try to move the insurance category, Duane Herman offered to help if it was a problem.

President's Report: No report was given

Architectural Control Committee: Debra Wallet gave a report.

1. Sabo of 948 Allenview requested approval of replacement windows; Debra stated that the ACC approved the request.
2. Clark of 564 Allenview requested approval to remove and replace the large bushes, the ACC approved the request.
3. Zangrilli of 554 Allenview requested approval to remove and replace the large bushes on the side of their townhouse. The ACC approved the request.

Debra Wallet discussed that the ACC members are not happy with the look of the community and the lack of quick response. Discussion was had about the manager needing Board approval to move on issues and infractions. This was making the length of time to respond to complaints and infractions too slow. Also the fact that the ACC doesn't do building inspections like they used to, the committee feels it is the responsibility of the Maintenance committee.

Rob Grohman also expressed frustration with how things are done and suggested some type of violation door tags or stickers. If someone sees a violation a notice would be hung on the door of the offender immediately and then followed up on in a few days. He explained that if violations are allowed to lag on, the violators are less likely to respond. The Board asked Debra Wallet to talk to the members of her committee to come up with a list of standard violations that the manager could notify homeowners of without prior Board approval or direction. They also asked for suggestions to solve the problem.

Publicity: Rob Grohman stated that he would be working on the next newsletter in October; it needs to go out in November because this issue will have the election forms in it and they are due back December 13th.

Recreation Committee: No report was given.

Maintenance: Betty Dick reported that the parking lot paving was done for 2010.

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 met briefly in August to discuss the 2011 budget. The committee met again in September, and has a preliminary budget. The committee is waiting for a copy of the pool budget to give the final proposal to the Board.

Jack Rieman suggested sending a letter of explanation along with the proposed budget to explain items that were out of line i.e. snow removal and if they continue there may have to be a special assessment.

Managers' Report:

1. Unpaid Charges: Rob Grohman explained that he was meeting with Attorney Karl Ledebom about the collections. The Board wants Mr. Ledebom to be aggressive on the owners that are behind on their dues.
2. Rob Grohman stated that he had two complaint forms from residents. One from 762 Allenvue about a pipe being exposed on the side of her home. The Board directed Mr. Grohman to contact the landscaper to cover and seed the side of the home to prevent any damage to the pipe. Also discussed was the area behind her home where the utilities dug up and did a poor job reseeding. They also asked to have the landscaper reseed the area. Lastly, the homeowner was requesting that mulch be placed around the trees at the side of her home. Mr. Grohman would get a price to have this done in the spring and the Board would discuss it again in the spring.

There was also a complaint was received along with photos about the lack of ground maintenance and over grown weeds at 309 Allenvue. The Board directed Mr. Grohman to send a letter to the owner, attach a copy of the new Enforcement Policy along with a copy of the Noxious Weeds act to try to get the homeowner to clean up.

3. Rob Grohman also gave a roofing update. The owners of 600 – 614 Allenvue met to discuss the roof replacement contractor and the timeline of the replacement. The majority agreed to wait until spring and to use a contractor other than Sporik roofing. Mr. Grohman explained that although she agreed Eileen Arnold of 614 Allenvue was not happy with waiting or using a different contractor.
4. Rob Grohman discussed a letter received from Eric Davis the current maintenance man. Mr. Davis is requesting a raise from 12.50 to 17.00 an hour. Discussion was had about the response time to some requests and that we have to contact him about the trash cans not being emptied weekly. The Board discussed the fact that with the economy in the state it is in, the raise is excessive. The Board agreed to a raise from 12.50 to 15.00 and Duane Herman would send Mr. Davis a letter confirming the raise and expressing the concerns and expectations to Mr. Davis.

Old Business:

1. Drainage pipes (rust and maintenance problems) will be discussed in the spring.
(OPEN)
2. 782 Allenvue Rear fence fire

New Business:

1. Debra Wallet discussed that the owner of either 722 or 724 Allenvue has a vegetable garden. Several members felt the garden was kept in very good condition and the reason it was in front was because of the lack of sun in the rear of the property. Rob Grohman will send a letter.
2. Debra Wallet also mentioned that the shutters are peeling on 901-903 Allenvue. Rob Grohman will send a letter.
3. Debra Wallet also discussed a "parking problem" at 528 Allenvue and 454 Allenvue. The owners are parking along the driveway in the front or the rear of their homes. This lane needs to be left open as a fire lane. The Board suggested adding it as a newsletter article.
4. Jack Rieman discussed a possible solution to the problem tenants in the rental units in building 711-719 Allenvue. It may be possible to inform the owners that after the current tenants move out the home will need to become owner occupied. Debra Wallet didn't feel that was legal. The Board asked Rob Grohman to make sure he copies the owners as well as the tenants of any violations. Rob Grohman stated that he was copying the owners on everything and also giving them a letter stating that ultimately they (the owners) are responsible for the fines.

Meeting Adjourned: The meeting went into Executive Session at 8:22

Next Meeting: The next meeting will be held on Tuesday, October 26, 2010, at 6:30 PM in the Board Room at Messiah Village.

Respectfully submitted by:
Rob Grohman