

**ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
December, 27, 2011**

ATTENDING: Duane Herman Debra Wallet Dave Wenthe
 Betty Dick Jack Rieman Isabel Heath
 Lyn Dorsey-absent *Gina DiStefano-absent* *Kim Deiter-absent*
 Joann Davis, Manager

CALL TO ORDER: Meeting called to order by D Herman at 6:38 PM, in the Board Room at Messiah Village.

HOMEOWNER CONCERNS:
None

REVIEW OF MINUTES:
November Minutes: J Rieman motioned to approve, B Dick seconded, minutes approved

PRESIDENT'S REPORT: - D Herman
464 Allenvue – Carl Poffenberger – Copies of repair invoices for repairs to water issues (attached) for work apparently completed were submitted for payment. The Board's discussion centered on perceived differences between work actually done on site and the work as detailed on the invoice submitted by On Call (Plumbing) dated 9/15/11. Betty will attempt to get clarification from the contractor. The issue will be addressed again at the January, 2011 Board Meeting.

TREASURERS REPORT: - B. Dick
Betty reported the January 1, 2011 through December 23, 2011 Profit and Loss Report (attached) shows the Association is \$55,762 below budget for the period. This is a result of lower than anticipated snow removal costs last winter and not doing all of the maintenance projects projected for 2011.

Duane reported that the accounting firm of Bowles, Metzger, Brosius & Emrick, PC should complete its analysis of the status of homeowners who are in arrears on their obligations to the Association by sometime in January, 2012.

COMMITTEE REPORTS:

Architectural Control – D Wallet

- 706 Allenvue – Forrey, Chimney work requested approved.
MOTION by D Wallet, J Rieman seconds, motion passes.
- 2101-2103 Foxfire – Allen, New concrete pad requested approved with provision that shed behind home be removed as shed conflicts with Association Covenants and Restriction.
MOTION to approve with stipulation on shed removal submitted by J Rieman, B Dick seconds, motion passes.

- 2110 Foxfire – Bueno, Roof replacement approved.
MOTION by D Wallet, J Rieman seconds, motion passes.
- 304 Allenvue – Snyder, Roof replacement approved.
MOTION by D Wallet, J Rieman seconds, motion passes.

MOTION: To grant the Architectural Control Committee authority to approve single family home roof repairs and replacements without Association Board Approvals.

MOTION by J Rieman, D Wallet seconds, motion passes.

Recreation – G DiStefano
No report

Election -- G DiStefano - absent
Six individuals have agreed to have their names on the ballot as candidates for the 2012 Board for presentation at the Annual Meeting in February, 2012

Audit – J Rieman
No report

Budget – B Dick
The proposed 2012 Budget (Attached) was presented. While some budget categories were slightly adjusted from 2011 levels, the General Budget for both single family homes and townhomes remains at \$106 per quarter while the total townhome budget remains at \$300 per quarter.
MOTION by B Dick, D Wenthe seconds, motion passes.

Maintenance – B Dick
No report

Publicity – L Dorsey
No report

Gardening – K Deiter
No report

MANAGER'S REPORT – J Davis

- Discussion of mailing costs for the Annual Meeting materials. D Wenthe will look into getting a bulk mail stamp.
- 726 Allenvue – Shaffer – Property is vacant and in deplorable condition. Our Attorney will send the owner's mortgage company a letter stating the situation.

- 801-809 Allenview – Three of the five homeowners are willing to agree to terms with a roofing contractor to replace their roofs. The other two are unwilling to replace their roofs at this time. The existing roofs are ± 27 years old and in need of replacement. The Board agrees that all five roofs be replaced at the same time

MOTION: To direct the Association Manager send a letter to the owners of 801 and 805 in the 801-809 block stating that all five roofs are to be replaced at the same time and as soon as the roofing contractor is able to do the work. In addition, the individual homeowners are responsible for their individual share of the total project cost.

MOTION by D Wallet, B Dick seconds, motion passes

OLD / NEW BUSINESS:

None

MEETING ADJOURNED: 7:49 PM, December 27, 2011

Submitted by: D Wenthe

Next Meeting: 6:30 PM January 24, 2012 at Messiah Village Board Room