

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
May 24, 2011

ATTENDING:

Debra Wallet	Gina DiStefano	vacant
Betty Dick	Jack Rieman	vacant
Lyn Dorsey	vacant	vacant

CALL TO ORDER: The meeting was called to order by D. Wallet at 6:30 PM, in the Board Room at Messiah Village. **(CLOSED)**

HOMEOWNER CONCERNS: No homeowners present

REVIEW OF MINUTES:

- March 2011 minutes, motion to approve the minutes made by B. Dick, seconded by G. DiStefano, the minutes were approved. **(CLOSED)**
- April 2011 minutes
 - G. DiStefano asked for clarification on manager's report
 - Motion to approve the minutes made by G. DiStefano, seconded by L. Dorsey, the minutes were approved **(CLOSED)**

AHOA WEBSITE: Board is looking into creating a whole new website for the association. G. DiStefano will investigate GoDaddy and other website creation engines and/or look for a resident to create/maintain the site.

POOL: G. DiStefano provided notes from pool manager, Todd Bedard, who was not in attendance

- Pool set to open Memorial Day weekend
- Payroll sent to D. Herman on May 19, 2011
 - W4's still need to be completed by pool employees
- More keys to be made for Shope's to access pool area for lawn maintenance
 - Motion to pay Matt Dunn for one time lawn cutting service in May made by J. Rieman, seconded by B. Dick, motion approved
- Aqua Specialists charge \$90/week for use of pesticide license - D. Wallet requested J. Rieman to look into pool license issue for May and June, D. DiStefano will contact D. Zangrilli about licensing classes
- Parties at the pool are filling up for the season
- No swimming lessons to be held at this time (not enough participants)
- Lamp posts are installed and/or repaired
- Jake Clewell will perform music at opening day from 3-4:30 pm
- Pool manager requests alternate venue for timely payment of expenses for pool – does not want to use personal credit card – B. Dick will investigate
- D. Wallet recommends that D. Herman discuss with the pool manager that attendance at board meetings is mandatory

MANAGERS REPORT: J. Rieman submitted separate report

MAINTENANCE REPORT: B. Dick and J. Rieman reported

- Bowers, 960 Allenvue – received proposal of \$3500 from Shope's to remove tree on property – G. DiStefano made a motion to request owner of property pay for half (\$1750) since the Board wanted to remove the tree previously and owner would not agree – J. Rieman will contact owner in person with this proposal
- Trees in park – 20 that need to be removed – proposed fee is \$5000 – B. Dick suggested we do half of them (the ones that are leaning and are of most concern) – G. DiStefano

made a motion for B. Dick to expend no more than \$2500 on tree removal, J. Rieman seconded, motion approved

- 616-630 Allenvue – Parvin Paving contacted B. Dick that these sections need 2 coats of rubberized asphalt sealer – fee is \$1455, J. Rieman made motion to approve, G. DiStefano seconded, motion was approved
- TruGreen will be here May 31 for 2nd lawn treatment
- Pond along Hertzler needs to be dredged – contact Shope's for estimate
- Jackson, 836 Allenvue – side is overgrown – J. Rieman recommends this be put on "To Do List"
- Bonitz, 608 Allenvue – received check for \$1600 from roof replacement - Still a \$200 disparity on Bonitz roof replacement at 608 Allenvue, G DiStefano asked J Rieman to ask Bonitz to provide proof of this disparity
- Grass cutting complaints – G. DiStefano to show B. Dick areas of concern for further discussion with Shope's
- 932 Allenvue – 3 pallets of materials in parking spot – G. DiStefano made a motion to send a letter to owner, L. Dorsey seconded, motion approved
- Unlicensed vehicles – 2 of 3 have been removed (814 Allenvue has Jeep Cherokee with expired tags) – B. Dick will talk to tenant
- Stokes – water in basement issue reappeared and then disappeared – issue clarified through email
- King – split in sidewalk – B. Dick will contact E. Davis to repair
- Dose, 718 Allenvue – wants to replace siding – needs ACC approval – concern that it is one long piece of siding spanning whole row of units
- McGonigle – concerns about trash on neighbor's front porch – J. Rieman continues to handle through email
- 650 Allenvue – 646 (Deiter) refuses to have roof done – suggestion made that board will send letters stating that roof will be done and that 646 will have lien imposed on property for cost of roof, J. Rieman makes motion, B. Dick seconds, motion is approved
- 801 Allenvue – water damage in basement, owners looking for AHOA assistance

TREASURERS REPORT: B. Dick signed 3 checks.

RECREATION: G. DiStefano reported that a lunch truck will be at the pool on opening day at same time as musical act

ARCHITECTURAL COMMITTEE: D. Wallet reported

- Fyrster (508 Allenvue) – widening of front patio – ACC made motion to approve, motion seconded by G. DiStefano, motion was approved
- 719 Allenvue residents (renters) – discussion of back of house being used as a parking space and timely clearing of trash cans – Board directed sending a letter to the owner to resolve the issue

PUBLICITY: L. Dorsey and G. DiStefano reported

- Yard sale on Saturday, May 14, 2011 was successful, despite weather
- Facebook page has approximately 50 members and is being used actively for questions, information regarding Allenvue happenings

BUDGET: No budget report

AUDIT COMMITTEE: No audit report.

NOMINATING COMMITTEE: Not working with a full board – G. DiStefano suggests contacting other candidates on the February 2011 ballot – G. DiStefano made a motion to ask Kimberly Deiter (646 Allenvue) if she is interested, J. Rieman seconded, motion was approved. B. Dick

motioned to ask Dave Wenthe (522 Allenvue) to join board, L. Dorsey seconded, motion was approved

PRESIDENT'S REPORT: D. Wallet provided president's report on behalf of D. Herman (Pres.) who was absent

- Report provided by D. Herman in writing (attached to May Agenda)
- Property Manager candidates
 - There are 3 candidates – committee formed to interview candidates (members of committee are G. DiStefano, B. Dick)
 - D. Herman and D. Wallet will continue to work on a job description for Property Manager
 - Will obtain fee from Boles, Metzger, Brosius & Emrick for handling payroll and other financial information for AHOA
 - Fee for other part of Property Manager's job will then be determined

OLD/NEW BUSINESS: None

MEETING ADJOURNED: 8:25 PM, May 24, 2011

NEXT MEETING: 6:30 PM, June 28, 2011 at Messiah Village

Submitted by: L. Dorsey