

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
November 22, 2011

ATTENDING:

| | | |
|----------------------------|----------------|----------------------------|
| <i>Duane Herman-absent</i> | Debra Wallet | Dave Wenthe |
| Betty Dick | Jack Rieman | <i>Isabel Heath-absent</i> |
| Lyn Dorsey | Gina DiStefano | Kim Deiter |
| Joann Davis-mgr | | |

CALL TO ORDER: Meeting called to order by D Wallet at 6:34 PM, in the board room at Messiah Village.

HOMEOWNER CONCERNS:

- None

REVIEW OF MINUTES:

October Minutes: J Rieman motioned to approve, D Wenthe seconded, minutes approved

MANAGERS REPORT: J. Davis reported

- Upcoming elections: Annual meeting date will be Tuesday Feb 21, 2012 - return by date for proxies/envelopes should be approximately 11 days before meeting
- Coupon booklets: printed up after annual meeting
- Messiah Village: meeting dates for 2012 – donation for use of facilities discussed
- Nissan Maxima at 618 Allenvue – no inspection sticker – owner received letter from board – HOA policy have to be inspected and tagged in order to be parked in Allenvue
- 503, 505, 507 Allenvue – shingles replaced
- 801-809 Allenvue – roofing update – things are moving along
- 507/509 Allenvue – neighbor complaint about garbage and recycling cans in front – J Rieman moved that letters be sent to move cans to back, K Deiter seconds, motion passes
- 524 Allenvue – brick work in front of home is loose and coming apart – homeowner responsibility to fix issue

MAINTENANCE and BUDGET REPORT: B. Dick-absent

- Maintenance:
 - Betty to contact Shope's about grass cutting concerns
 - Concerns that the township needs to be involved in 464 Allenvue
- Budget: No change to dues for next year is reported

TREASURERS REPORT: B. Dick reported

- Jan 2011 through Oct 2011 Profit and Loss Budget

RECREATION: G. DiStefano

- Christmas Caroling scheduled for Friday, December 23 at 7pm
- No Holiday decorating contest scheduled for this year

ARCHITECTURAL COMMITTEE: D. Wallet reported

- 722 and 724 Allenvue – plantings in front of windows – issue is tabled
- 327 Allenvue – play structure in front – not moved as of yet
- 726 Allenvue – property in distress – sole owner of property responsible for complying with letters from the Board directing him to clean up the property – Board directs that the fine letters will continue

PUBLICITY: L Dorsey reported

- Newsletter completed – discussion about Annual Meeting date, time and place

GARDENING COMMITTEE: K Deiter

- Gardening Committee - J Rieman motions to budget \$2500 for Gardening Committee, G DiStefano seconds, motions passes

AUDIT COMMITTEE: J Rieman reported

- No changes from the prior month's report

ELECTIONS: G DiStefano

- 3 current members (Wallet, Wenthe and Dick) running again, information sheet for prospective board members due back by Dec 10 to the property manager, 3 openings that need to be filled

PRESIDENT'S REPORT: D Herman's notes presented in his absence

- 558 Allenvue – The attorney for the board recommended to pursue payment through the mortgage payment –discussion of database listing (D Wallet recommended that the Board direct the property manager to update the homeowner database) – B Dick motions to approve, J Reiman and D Wenthe seconds, motion is passed
- Carl Poffenberger – reimbursement for repairs to water issues – in the absence of a clear policy, G DiStefano moves to reimburse expenses already paid, L Dorsey seconds, 3 agree, 3 disagree, motion fails; motion is tabled until the job is completed and the issue will be reconsidered at the December meeting
- D Wallet suggests creating a committee to address issues dealing with common property and reimbursement – D Wallet, B Dick and D Wenthe volunteer for committee

OLD/NEW BUSINESS:

- Downspouts – no issues to discuss
- 330 Wister Circle - the board instructs D Herman to consult with attorney about a letter going to homeowner
- Storm damage trees/broken limbs – J Rieman recommends sending unit owners letters to remind them to have the damaged trees/limbs taken care of
- Photos of 330 Wister, storm damage, and other deterioration will be given to D Herman for attorney

MEETING ADJOURNED: 7:53 PM, November 22, 2011

NEXT MEETING: 6:30 PM, December 27, 2011 at Messiah Village Board Room

Submitted by: L. Dorsey