

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
October 25, 2011

ATTENDING:

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

CALL TO ORDER: Meeting called to order by D Herman at 6:33 PM, in a meeting room at Messiah Village.

HOMEOWNER CONCERNS:

- 327 Allenview – Save the Playset petition presented by neighbor – renters were to be told to move playset and were told by the Board to move it – would like to keep it where it is until the renters move in the Spring - ACC recommendation is will allow it to be moved to back yard if and only if the 5 adjoining properties agree upon this

REVIEW OF MINUTES:

September Minutes: J Rieman motioned to approve, L Dorsey seconded, minutes approved

POOL: C. Taylor – Pool Manager

- Winterization process learned by E Davis and done – Pool is winterized
 - Baby pool cover was put on incorrectly (noted by D Zangrilli) and corrected by Aqua Specialists

MANAGERS REPORT: J. Davis reported

- 464 Allenview – B Dick to contact owner about drainage problems and getting contractor out to assess repairs
- 505 Allenview – Roof Repair – Encore made proposal to replace shingles and redo ridge vent – D Herman suggests that board pays replacing shingles only on 503, 505, and 507 Allenview and schedule row for roof replacement asap
- 506 and 910 Allenview – Concrete repair – repairs will begin Spring 2012 (weather dependent)
- 704 Allenview – Owners not cleaning up after dogs in park area – Upper Allen Twp regulations are on AHOA website
- 706 Allenview – L Forry willing to join any committee needing help
- 801-809 Allenview – Roof proposals (Encore Roofing, Premier Siding and Roofing, Bob Sheetz Roofing and Siding Co) – solicit a volunteer for the unit to represent row with Roofing companies – roofing letter needs to be revised
- 932 Allenview – building materials from pallets removed, empty pallets remain

MAINTENANCE and BUDGET REPORT: B. Dick-absent

- J Rieman commented that no increase or decrease in dues for next year, at this point in time (Budget committee)
- No report on Maintenance

TREASURERS REPORT: B. Dick-absent

- No report

RECREATION: G. DiStefano-absent

- No report

ARCHITECTURAL COMMITTEE: D. Wallet reported

- Volunteer Welcoming Committee for new neighbors – several volunteers from ACC to do this – D Wenthe requests that C & R booklet be updated and hand delivered to every home
- Swingset at 327 Allenvue – if ACC request signed by 5 adjoining homeowners agree with it being moved in the backyard and received in time for November 2011 meeting (Nov 14 is when ACC paperwork is due) and then removed when tenants move in May 2012 (by May 31, 2012) – ACC motion to approve, D Wenthe seconded, motion is approved – decision of board to be sent to owner and tenant
- Continuing lawn problems – use of push mower rather than a weed whacker; exposed pipes needing topsoil – B Dick to contact Shopes again
- 646 Allenvue – owner got bids from Encore – D Wallet moves to give 646 Allenvue 30 days to get roof replaced, motion not seconded
- ACC requests:
 - 454 Allenvue – front door replacement – ACC disapproves request as is, however offers replacement of 5 panel door with 2 windows at top of door and half side windows, clear glass; ACC motions to approve, J Rieman seconds, motion approved
 - 706 Allenvue – window replacement, ACC motions to approve, L Dorsey seconds, motion approved
 - 2112 Foxfire – White vinyl fencing – ACC motions to approve with stipulations that it be in the rear, J Rieman seconds, motion approved
 - D Wallet visited with owner of 701 Allenvue to discuss his architectural concerns

PUBLICITY: L Dorsey reported

- No report

GARDENING COMMITTEE: K Deiter-absent

- No report

AUDIT COMMITTEE: J Rieman reported

- Summary of activity from April to present

ELECTIONS: G DiStefano-absent

- Only one person interested in running for a position

PRESIDENT'S REPORT: D Herman reported

- 726 Allenvue – collected all of past dues through September 2011 – discussed condition of property – J Rieman to make a list of repairs needed at the property
- 330 Wister – exterior concerns, dues, complaint about condition of property – D Herman will follow up
- 558 Allenvue – payment plan for past dues – 24 month payment plan proposed by owner – to be voted on under New Business

OLD BUSINESS:

- Discussion of roofing letters – wording needs to be standardized and updated

NEW BUSINESS:

- 558 Allenvue –D Herman will take proposal to the attorney for the board for review

MEETING ADJOURNED: 7:55 PM, October 25, 2011 - Board went into Executive Session at 7:56 pm

NEXT MEETING: 6:30 PM, November 22, 2011 at Messiah Village Board Room

Submitted by: L. Dorsey