

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

ATTENDING:

Duane Herman	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 Herman at 6:32 PM, in the Board Room at Messiah Village.

HOMEOWNER CONCERNS:

- 505 Allenview – roof in need of more repairs, what is the procedure? –J. Davis to call Sporik
- 464 Allenview – water in front yard, water bubbling out of downspout from underground, called RotoRooter and got partial blockage cleared, water now seeping through basement wall, contractor found that responsibility belongs to board, inefficient downspouts cover 3 properties (464, 466, 468 Allenview), bills accrued so far for a community sewer, D Herman –board will take the bills and discuss reimbursement to homeowner for money spent on community problem and send someone to come out and fix the problem for all the properties
- 809 Allenview – needs a new roof – D Herman suggests a new letter to all the unit owners for the row to get the roof done

REVIEW OF MINUTES:

August 2011 minutes: J Rieman motion to approve, B Dick seconded, minutes approved

POOL: C. Taylor – Pool Manager

- Eric Davis will be Asst Manager next year – mainly to maintain chemicals and pump room
- Party Registration Form and Pool Registration Form proposal presented to board - \$40 deposit to be turned in with form to be delivered to Caitlyn's house
- Brought catalogs for tables and other furniture for pool
- Inquired about new soda machine

MANAGERS REPORT: J. Davis

- 828 Allenview – E Davis to assess and report back to property manager
- 801 Allenview – needs to submit an ACC request to remove bushes
- Sporik Roofing – assessment of 801-819 and 711-719 – roofs needs to be replaced
 - Get quotes from both Sporik and Encore Roofing
- Exterior Maintenance Assessment – put something on website informing community that Eric is walking around doing these assessments
- Homeowner concerns
 - 460 Allenview – not cleaning up after dogs
 - 820 Allenview – would like to see specifics of what homeowners are responsible for and what Association is responsible for
 - 830 Allenview – mildew on siding of townhomes in unit

- 812 Allenvue – sidewalk area dug up by water company, gravel, not sealed – call United Water to remedy situation
- 814 Allenvue – possible abandoned vehicle, white station wagon in visitor spot, oil leaking from car and collecting in bucket
- 505 Allenvue – partial roof repair
- 805 Allenvue – possible abandoned vehicle with no license plate – send letter and contact UA police
- 954 Allenvue – lawn mowed by weed whacker which kills the grass – asks Shopes to mow a different way
- Abandoned vehicle at 656 Allenvue in visitor space – D Wallet moves to take action to get rid of vehicle, G DiStefano seconds, motion approved
- Coupon booklets- some residents have never received coupon booklets – emphasize on website/newsletter/Facebook page that payments must be sent to PO Box

MAINTENANCE and BUDGET REPORT: B. Dick reported

- Meeting to be scheduled to review budget – Oct 3 (Monday) – need pool documents and contracts for meeting
- Tru green contract – went up a couple bucks
- Mikes Painting – 4-5 years repeat painting – G DiStefano proposes to do own paint colors on exterior – board in agreement
- Installation of urinal and faucet at pool and 30 gallon water heater – board proposes to be done this year 2011
- Goods Tree proposal – to be discussed at budget meeting

TREASURERS REPORT: B. Dick

- Profit/Loss Report discussed – most categories we are under-budget

RECREATION: G. DiStefano reported

- Coffee Break – company to replace soda machine at pool? – contact again in April 2012
- Pepsi was supposed to come get machine but there was a miscommunication – to be rescheduled
- Christmas Lights competition- no longer any interest in continuing this
- Christmas Caroling – organized by L. Dorsey and date to be determined and presented at next board meeting

ARCHITECTURAL COMMITTEE: D. Wallet reported

- 622 Allenvue – Replacement of French door – ACC recommended approval, G DiStefano seconds, motion approved
- 500 Allenvue – replacement of front step and railing – ACC recommended approval, DiStefano seconds, motion approved
- 709 Allenvue – window replacement – need to decide on grids or no grids and vinyl – ACC recommended approval, G DiStefano, motion approved
- 912 Allenvue – replacement of rotten soffit, who is doing the work? And concerns of insurance issue, ACC recommended approval, D Wenthe seconds, motion approved
- 528 Allenvue – replacement of front door and storm door, ACC recommended approval, K Deiter seconds, motion approved
- Fines to be assessed
 - 701/703 – G DiStefano objects to fines being assessed to these properties

- 932 Allenvue – pallets – was sent a fine for non-compliance
- 711/719 Allenvue – due for a fine letter at beginning of October
- 330, 327, 701, 703, 934 to receive fine letters

PUBLICITY: L Dorsey

Newsletter for Sep/Oct/Nov is complete – board approves

GARDENING COMMITTEE: K Deiter

- Need a budget – will be discussed at next budget meeting or put under "general maintenance"

AUDIT COMMITTEE:

- C & R require an audit committee – Not realistic to audit an accounting firm – name should be changed to "Review Committee" to cross-reference paperwork and numbers and checking statements

ELECTIONS: G DiStefano

- Took a poll to see who would be running again – determined there 6 spots to fill

PRESIDENT'S REPORT: D Herman

- Compare Jan to September to the budget
- UPS store mailbox is up for renewal – need to get the message out to all people in Allenvue of new PO Box – mailing newsletter to Actual homeowners (instead of Allenvue addresses)
- Moving forward with collection of past due payments – will start with necessary legal paperwork – still sifting through database from previous records to determine what is owed and what has been paid

OLD BUSINESS:

- Past dues – One homeowner asking to have part of interest waived on past dues - \$6800 payment in full – homeowner would then be current – board approves this motion
- Roofing and Drain pipes – issues with common pipes and needed maintenance
 - Need to find a contractor to fix water issues in neighborhood – to assess on a case-by-case basis; B Dick to make some phone calls to a plumber; G DiStefano suggests several quotes

MEETING ADJOURNED: 8:22 PM, September 27, 2011

NEXT MEETING: 6:30 PM, October 25, 2011 at Messiah Village Board Room

Submitted by: L. Dorsey