

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
July 26, 2011

ATTENDING:

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

CALL TO ORDER: The meeting was called to order by D Herman at 6:32 PM, in the Board Room at Messiah Village.

HOMEOWNER CONCERNS:

- Mona Gregory from 650 Allenview – expressed concerns about contract from HiDef Roofing – D Herman recommended the homeowner contact Atty General's office and personal attorney to address her concerns; J Rieman suggests the homeowner contacts Upper Allen Twp for code information
- Karen Traino from 780 Allenview – addressed the board concerning a letter sent to her son. Matter would be discussed further in Executive Session.

REVIEW OF MINUTES:

- June 2011 minutes: D Wallet moved to approve, G DiStefano seconded, minutes approved

POTENTIAL BOARD MEMBERS:

- Kim Deiter is welcomed as a new board member

AHOA WEBSITE: Patrick Gridley (704 Allenview)

- bill for 2 more hours (grand total of 8 hours) – motion approved
- website is up and running

POOL: T Bedard

- ADA compliance – as of Sep 15, 2011 every pool has to be ADA compliant (pool must have a lift) – looking at piece that is not permanent (can be stored in pool office)
 - Board will look into whether or not private pool needs to adhere to this
- Change on report: no bands scheduled at Allenview pool party; music night done some other night
- All but one W4 has been collected from lifeguards – last one will be done 7/27/11
- Questions:
 - How are the chemistry levels?
 - Levels are fine, according to pool manager
 - How much time are you spending on site?
 - T Bedard will miss 10 days in August
 - Do lifeguards use whistles?
 - lifeguards don't use whistles, but is recommended that they should
 - How many lifeguards for parties?
 - 1 guard for after-hours parties
 - Is pool open later?
 - Pool is open until 8pm now

MANAGERS REPORT: J. Davis

Resale cert has to have C and R's attached – D Herman will call Attorney to the Board to find out if this is still the case; \$75 fee for prep that goes to AHOA and \$150 initiation fee for AHOA; resale cert packet does not include Assoc. Handbook

Updated property listing – J Davis will consult tax database to get list current

Specific concerns: J. Davis will send letters to homeowners concerning various concerns.

MAINTENANCE REPORT: B. Dick reported

- Tree removal of 960 Allenvue – was supposed to be 7/25 but they were working on cleaning up after tornado – to be rescheduled
- Parvin to seal 616-630 – completed week of 7/26/11
- Letter addressing guidelines (created by board) will be sent to all homeowners who are in need of roof replacements
- 8/2/11 - bad trees removed

TREASURERS REPORT: B. Dick

- profit/loss report handed out at meeting – receipts and disbursements from past 4 months are still being sorted through

RECREATION: G. DiStefano reported

- Pool party on Saturday, July 30 – ice delivery by J Rieman, L Dorsey to do lettuce and tomato, bulletin board filled with information
- Many hits on website since it was created last week
- Facebook page getting lots of use for information
- National Night Out – 1st Tuesday of Aug – 6-8 pm

ARCHITECTURAL COMMITTEE: D. Wallet reported

- Emergency request – 718 Allenvue – gutter replacement; D Wallet motion to approve, L Dorsey seconded, motion is approved
- Tabled tree-planting proposal until developer of Autumn Chase is given yay or nay
 - UA newsletter – tree planting initiative with the state budget
 - Marie Clark will form committee to look into Tree Planting Committee
 - D Wallet motion and G DiStefano second, motion approved
- RE: items tabled from June ACC agenda – J Davis will send letters to homeowners whose properties have concerns discussed by ACC

PUBLICITY: L Dorsey

Signs for pool party at entrances
Newsletter is done

BUDGET: No budget report

AUDIT COMMITTEE: No audit report.

ELECTIONS: No report given

PRESIDENT'S REPORT: No report given

OLD BUSINESS:

- Kline – D Wallet motion to use the side yard next to his house instead, D Wenthe seconded, motion approved
- 801-809 Allenvue – roofs – J Rieman suggests that standard letter be sent out concerning standards for roofs – table issue for next year when this roof needs to be done
- PayPal – Gina – should consider for payment of dues- \$2.50 charge for every hundred bucks- issue tabled due to lack of interest by board members
- Abandoned cars – contact police with a list of vehicles and they will contact owners to let them know that AHOA will tow vehicles – AHOA send letter, fill out report, then police will tow
- Recreational vehicle at 650 Allenvue to be removed
- Garden Club – Jack – ACC would get involved – and K Deiter to coordinate – add to website to see if we can get people involved – Jack asking for budget for this project

MEETING ADJOURNED: 8:34 PM, June 28, 2011

NEXT MEETING: 6:30 PM, August 23, 2011 at Messiah Village Fountain Room

Submitted by: L. Dorsey