

Approved.

Allenview Homeowners Association (AHOA)

Board of Directors Meeting

~~December 15, 2010~~ January 25, 2011

Attending:

Debra Wallet	Duane Herman (President)	Daniel Beigh (Absent)
John (Jack) Rieman	Sean Quinlan (Absent)	Isabel Heath (Absent)
Betty (Fitzpatrick) Dick	Vacant	Linda Morrissey (Absent)
		Rob Grohman (Manager)

Call to Order: The meeting was called to order by Duane Herman at 6:40 PM in the Board Room at Messiah Village.

President's Report: There was discussion if the attached email from Sean Quinlan was his resignation. It was decided that it was the intent of the email. Debra Wallet made a motion to accept Sean's resignation; Betty Dick seconded the motion, the motion to accept Sean's resignation passed.

It was discussed and with Sean's resignation there were 7 active Board members, in attendance tonight are the required number needed to have a quorum and hold a meeting.

Homeowners' Concerns: There were no homeowners in attendance.

Review of Minutes: Betty Dick made a motion to approve the December minutes with minor corrections, Jack Rieman seconded the motion. The motion passed.

Treasurer's Report: Betty Dick discussed the Profit and Loss sheets for December 2010 and the January 2011 MTD. There was discussion about an invoice from Shope's Landscaping for cutting in November. We need to watch Shope's and hold him to his contracted 26 cuts per year.

Architectural Control Committee: There were no ACC requests to report on. Debra Wallet discussed the Garage Door specs should soon be forthcoming from the ACC committee. Jack Reiman commented on how good his neighbor's new garage door looks.

Publicity: No report was given.

Recreation Committee: Rob Grohman discussed the recent decorating contest. The results will be posted in the next newsletter.

Maintenance: No report was given

Nominating Committee: The vote counting was discussed; Susan Herman would be counting again this year. Jack Reiman questioned whether or not Rob Grohman had a conflict counting because of his relationship to one of the candidates. Duane Herman explained that his wife Susan has been counting votes for years and that there are 4 people counting and double checking each other, so he did not think it would be a problem.

Duane Herman would be contacting Isabel Heath to make sure the date and time for counting would be ok for her to host and her house. Jack Reiman stated that he had a neighbor that was willing to help count, giving the committee 4 people to help.

Audit Committee: Jack Reiman asked that the audit committee category be removed from the minutes since he felt there was redundancy between Duane Herman auditing the file and the annual audit being completed.

Budget Committee: No Report was given

Managers' Report:

1. Unpaid Charges: Rob Grohman discussed the unpaid charges. Debra Wallet explained that she had spoken to Mr. Ledebohm the attorney we want to use for collections; he admitted that Rob and he were playing "phone tag". Debra explained that she thought Rob had sent him the homeowner's information he needed. Debra passed on Mr. Ledebohm's email information.
2. Duane Herman gave Rob a payment from a resident that had a lost payment. He questioned if we were having problems with the current mailbox. Rob explained that every time we pick up the mail there is mail for other boxes in with ours, he has found opened letters and checks in our box with notes apologizing for opening our mail. Rob explained that his has been a ongoing problem. Duane told Rob to get a regular PO Box.

Duane then asked why Ms. Nace did not get a late reminder. Rob said he would look into why she didn't receive that notice.

Old Business:

1. Drainage pipes (rust and maintenance problems) will be discussed in the spring.
(OPEN)

New Business:

Meeting Adjourned: The meeting went into Executive Session at 7:30

Next Meeting: The next meeting will be held on Tuesday, February 22, 2011 at 7:00 PM in the Meeting Room at Messiah Village.

Respectfully submitted by:
Rob Grohman