

Allenview Homeowners Association Board of Directors Monthly Meeting Notes March 22, 2011

Board members Attending: D. Herman, D. Wallet, D Beigh, G Di Stefino, Lyn Dorsey, J. Rieman, B. Fitzpatrick

POOL REPORT:

Moved immediately to the Pool Mgr., (Todd Bedard) report:

Todd discussed the Post light replacement. Can this work be put out for bid?

Ideas for summer Pool activities:

- movie night at pool for kids
- jazz night at pool for familites
- happy hour @ pool for adults
- Board Member night @ pool for residents to come and visit with Board Members

The concept of installing solar panels to the pool house was discussed. The panels could provide energy to run the pool pumps and lights.

Are grants available from the State? If a grant were available would the pool operation have to be a For Profit Entity in order to obtain a grant from the State? How many years would it take to make a profit? A Committee would have to be formed to do a feasibility study.

The following issues would need to be part of the sutdy:

- check with the township with regard to the ordinance for the use of solar panels
- check with the State with regard to the availability of grant money
- check with the Power company for could Solar panels be tied into the street lights
- review accounting and legal proceedures if the pool were to be changed to A For Profit Entity

PRESIDENTS REPORT:

In response to the annual meeting budget vote the budget for snow removal is reduced by \$8,480.

TREASURERS REPORT:

None given

PUBLICITY REPORT:

None given

ARCHITECTURAL CONTROL COMMITTEE REPORT:

- Discussion on standards for garage door replacement on townhomes
- Inexpensive door cost \$550.00 each
- removal cost \$ 25:00 each

- CLOPAY Premium Series Door \$615.00 each

The committee would like to move forward with the CLOPAY Premium Series Door whose cost does not include the automatic door opener.

D. Wallet made a motion to approve the CLOPAY Premium Door as the standard for the Townhomes - MOTION seconded and approve

Requests for approval submitted by the ACC committee as follows:

- 556 Allenview - request of approval for deck construction. What color stain should be applied. The stain is to be natural - Request approved
- 806 Allenview - request for storm door replacement. Question asked about the color. Recommendation for the color is Almond. - Request approved.

RECREATION REPORT:

Report given by G. DiStefano: Allenview Yard Sale dates May 14, 2011, May 15, 2011 rain date.

MANAGERS REPORT:

- Discussed the letter from Eriuc Davis requesting an increase from \$15.00/hr. rate to \$20.00/hr. Question was asked if the Board wants to grant Eric's request or continue at the current rate. A motion was made to continue at the current rate of \$15.00/hr
- Discussed Homeowners (F) proposal to pay dues up to current status on a deferred payment schedule - Motion made to reject offer because payment amount per month is insufficient and how the payment would be applied to late payment history. Gina DiStefano abstained from voting on this motion.
- Discussed Attorney collection proposals: A motion was made G. DiStefano to use Attorney A.J.F. for a period of 6 months - Motion was not seconded
- Motion was made to use two (2) attorneys for four (4) months with five (5) accounts each. At the end of the four months the Board would make an evaluation. Motion was approved.
- Discussed 302 Allenview drive proposal to bring dues to current status. Payment would be made on 3/23/11 for \$300 and pay \$300 every other week until dues are current. The Board would like first payment to be \$1,000 at the inception of the repayment agreement.
- Rob Grohman was asked why the late notices were not going out on time. Bob responded there is a computer programming issue that is causing problems with respect to the issuance of the late notices.

OLD BUSINESS:

- Discussed 454 Allenview Drive. The resident is running a business out of the house. The equipment that is kept outside is not acceptable. Vehicle parked parallel to garage is not acceptable. Resolution is to send a letter to the property owner.

NEW BUSINESS:

- Discussed the issue of removing trees outside the fence from 838 to 848 Allenview. The board would like to get a quotation from the landscape contractor before giving authorization to proceed
- The ACC would like to develop a Standard for Fence Replacement. Discussion on this topic to be deferred until the next meeting.
- Discussed 460 Allenview which has a picnic table and chairs sitting out in the common area. There is also a serious amount of trash outside of the garage. A resolution was made to have the Property Manager send a letter to the property owner.

MEETING ADJOURNED AT 8:47 P.M.