

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
BOARD OF DIRECTOR'S MEETING
January 24, 2012

ATTENDING:

Duane Herman
Betty Dick
Lyn Dorsey
Joann Davis-mgr

Debra Wallet
Jack Rieman
Gina DiStefano

Dave Wenthe
Isabel Heath
Kim Deiter-absent

CALL TO ORDER: Meeting called to order by D Herman at 6:32 PM, in the board room at Messiah Village.

HOMEOWNER CONCERNS:

- 332 Wister Circle – property next door at 330 Wister Circle is not being maintained properly (tree growing out of the pool) and is abandoned and wild animals living under the deck system of the house – went to the Township and haven't heard anything back – asking the board to continue to pursue it
- 846 Allenview Drive –
 - Thanks for taking out the cars that were non compliant in registration –
 - Would like parameters for fencing around deck, board recommended that he use existing fencing for specs for replacement –
 - Also, asking for a yearly gutter cleaning to prevent overflowing gutters, reminder letters will be sent to owners
 - Questioning why fire hydrants markers have been removed by fire company-this was due to damage from plowing
 - Appreciate the offer to use picnic area for party, but will decline due to lack of restroom facilities

REVIEW OF MINUTES:

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

POOL REPORT: C Taylor reported

- Assistant Pool Manager and Manager job descriptions – J Rieman motions to approve Eric Davis as Assistant Pool Manager, G DiStefano seconds, motion passes
- Lifeguard Letters-letting them know responsibilities before pool season starts (recertifications, etc)
- Swim Lessons-same person as last year – possibly moving lessons to morning before pool opens
- Adult Aquatic Exercise Classes-possibly for July and after pool closes
- AquaSpecialists will open and close the pool
- J Rieman recommends a complaint/incident form as standard procedure for lifeguards and other pool staff
- D Herman discussed payroll procedures for Summer 2012
- G DiStefano discussed repairs needed to concrete around gate - post needs to be reset; also need to recaulk in between cement pads in pool deck (check with AquaSpecialists to see if they do this or if they can recommend someone to do this); also some maintenance to the restrooms, D Wallet requests that C Taylor take some pictures in restrooms and the sign for next board meeting
- Reimbursement for pesticide license for E Davis approved by board

MANAGERS REPORT: J. Davis reported

- 719 Allenviue – Trash/Recycling Complaint – handwritten note – emailed owner who then contacted tenant
- 538 Allenviue – Dog Barking Complaint – owner given information about a stop barking device and informed of township ordinance regarding animals
- 834-848 Allenviue – Large Oak Tree – concern from neighbors talk that one owners wants to have tree removed – the board commented that the tree will not be removed unless it is damaged or diseased
- 764 Allenviue – Dues payments – payments online or with PayPal – Board will not set up a PayPal account at this time – resident encouraged to attend annual meeting; offered to maintain Allenviue website for free
- 805 Allenviue – Roof contracts so that roofs can be replaced for row of homes
- Annual Meeting – has copies of committee sheets and sign in sheets – formal agenda needed? (board advises that no agenda needed) but there should be extra copies of the budget – D Herman asked for a number of quorum and proxy numbers needed for the meeting – 60% of 291 units needed to represent
- Communication guidelines – phone or email communications depend on the board member's preference

MAINTENANCE and BUDGET REPORT: B. Dick

- none

TREASURERS REPORT: B. Dick reported

- Jan 2011 through Dec 2011 Profit and Loss Budget

RECREATION: G. DiStefano

- none

ARCHITECTURAL COMMITTEE: D. Wallet reported

- 828 Allenviue – deck replacement, power wash aluminum siding, tree removal in courtyard – D Wallet motions to approve, G DiStefano seconds, motion passes

PUBLICITY: L Dorsey

- None

GARDENING COMMITTEE: K Deiter

- none

AUDIT COMMITTEE: J Rieman reported

- No changes from the prior month's report

ELECTIONS: G DiStefano

- Reminder that each chair makes a report for the annual meeting and sign up sheets for the annual meeting for each committee
- Needs people to volunteer to count ballots – weekend of Feb 19
- Discussion of discrepancy on ballot (voting for "not more than 5" when there are 6 spots open)

PRESIDENT'S REPORT: D Herman

- none

OLD/NEW BUSINESS:

- C Poffenberger reimbursement – after checking with Baymont, revised amount paid was \$860.00, plus \$175 from Free Flow – J Rieman motions to approve reimbursement, G DiStefano seconds for total reimbursement of \$1035.00, motion passes

MEETING ADJOURNED: 7:59 PM, January 24, 2011

Meeting went in Executive Session at 8:01 pm

NEXT MEETING: 7:00 PM, February 21, 2012 at Messiah Village Community Room

Submitted by: L. Dorsey