

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, October 23, 2012 at 6:30 PM
Messiah Village Board Room

Attending: Marie Clark, Dave Wenthe, Debra Wallet, Duane Herman, Gina DiStefano, Brad Stump, Patrick Gridley, Joann Davis (manager)

Absent – Betty Dick

1. Call to order: Meeting called to order by D. Herman at 6:32 PM.

2. Homeowner concerns:

Brad Stump, 608 Allenview – Currently, B. Stump is experiencing water damage in his home from problems with his chimney. The chimney is shared, but the neighbor does not have the money to pay for the work. The neighbor stated a contractor friend looked at the chimney and said it just needs to be resealed. B. Stump would like the work done before further damage occurs. B. Stump presented a picture to the Board of the damaged chimney as well as an estimate from Your Chimney Sweep. The estimate is for the entire chimney to be rebuilt, sealed, and have caps put in place. The cost to rebuild and apply sealer is \$665 and the caps would be \$120.

D. Wallet motions the Association contracts with Your Chimney Sweep to rebuild the chimneys and apply the sealer in the amount of \$665. The Association would bill the two homeowners, each for half of the total cost. B. Stump would then pay separately for the cap to be placed on his chimney. G. DiStefano seconds, the motion passes.

3. Approval of minutes from the September meeting: D. Wallet motions to approve the September minutes with minor changes noted by J. Davis, D. Herman seconds, motion passes.

4. President's Report – D. Herman

- a. 330 Wister – D. Herman and J. Davis received letters from the homeowner acknowledging approval was given to access the common property in order to have the pool fixed. No activity has taken place yet.

5. Treasurer's Report – D. Herman on behalf of B. Dick

- a. An updated financial report was handed out, including dues information. There is no update at this time on dues collections.

6. Committee Reports

- a. Architectural Control – D. Wallet

- i. ACC Requests:

- 1) 916 Allenview: change of door color from white to a rust red color – ACC recommends approval. D. Wallet motions to approve the color as requested, G. DiStefano seconds, motion passes. D. Wallet motions for the homeowner to pay the cost of painting the door, G. DiStefano seconds, motion passes.
 - 2) 2303 Foxfire Circle: replace the steps to the pool and line the driveway with brick – ACC recommends approval, G. DiStefano seconds, motion passes.

- ii. Discussion of color changes – Board expectations for ACC:

- 1) The ACC feels it is time to think about redoing some colors in the community. The current color palette used is Williamsburg. The ACC is ready to undertake the effort to make the change. Prior to doing that, the ACC wants to know if the Board supports the ACC charting colors for each building, with the concept of making changes, not necessarily approving the colors, but going ahead with looking at it for change. The shutters and doors are what would be affected. The ACC would need to look at each building and it would need to be part of the five-year painting plan. The ACC is looking for encouragement from the Board to move forward. The Board supports the ACC.

iii. Fencing:

- 1) D. Wenthe expressed concern regarding the rear fences. P. Gridley agreed, but stated it is the homeowner's responsibility to clean, stain, and repair the fence. D. Wallet also agrees, but feels in order to address the problem it would have to be approached like the roof replacements. D. Herman stated this is an issue that will not happen easily. D. Wallet suggested adding a list of items to the annual meeting agenda that would include a discussion on fences, decks, color changes, and chimneys.
- b. Recreation – G. DiStefano (none)
- c. Nominating – G. DiStefano
 - i. The *Information Sheet for Prospective Board Members* should be due December 15th and sent out with the next Allen Views. There will be five open spots for the Board.
- d. Audit (none)
- e. Budget –B. Dick (none)
- f. Maintenance – P. Gridley (none)
- g. Publicity – B. Stump
 - i. Allen Views – The Board suggested some revisions and the inclusion of the election information. B. Stump will get a copy to J. Davis by the end of the week for distribution over the weekend.
- h. Gardening – M. Clark (none)

7. Manager's Report – J. Davis

- a. J. Davis was instructed to send letters to those homeowners who have not complied with written requests.
- b. A letter from Jeff DeFrank (460 Allenview) was received expressing interest in the pool manager position.
- c. A letter will be sent to Jamie Seilhamer, Campus Events Manager, with 2013 meeting dates. A donation will also be given to Messiah Village for use of the Board Room and Community Room.
- d. A letter was received regarding a work trailer being stored at 2306 Foxfire Circle, as well as trash bags, empty boxes, and a lawn tractor trailer. J. Davis will send a letter to the homeowners asking for those items to be removed.

8. Other Business

- a. G. DiStefano inquired about when a pool manager would be chosen. D. Herman suggested that be a decision for the new Board to make, but if the current Board wants to do it sooner that would be fine. G. DiStefano expressed concern with waiting until March to make the decision. D. Herman suggested adding it to the December agenda for further discussion. B. Stump will add another reminder in the Allen Views.
- b. M. Clark apologized to the Board for missing several meetings due to personal conflicts. She expressed that she would not be running for the Board again. G. DiStefano asked if she would consider staying on the gardening committee. M. Clark said that she would and will work to coordinate with the maintenance committee.

9. Meeting Adjourned: 7:32 PM, October 23, 2012.

Next Meeting November 27, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis