

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, November 26, 2013 at 6:30 PM
Messiah Village Board Room

Attending: Duane Herman, Patrick Gridley, Deb Wallet, Betty Dick, Dave Wenthe, Jon Forry, Joann Davis (manager)

Absent: Linda Echard, Gina DiStefano

1. Call to order: Meeting called to order by D. Herman at 6:31 PM.

2. Homeowner concerns:

627 Allenvue Drive – Debra Kirby

Ms. Kirby is appealing the fine imposed for exterior maintenance. She received a letter requesting overgrown shrubs and weeds be taken care of by October 17, 2013. Ms. Kirby brought before and after pictures to share with the Board, illustrating the work done at her property. One of the people hired to do the work was present and described what had been done.

Currently there are many items on the porch, which the homeowner had placed there for when the painter was going to work on her home. The painter did not complete the window frames. J. Davis will contact the painter about the window frames for the spring.

Ms. Kirby stated there is a possible dead tree in the common area near her home. P. Gridley and D. Wenthe will place that on the list to look at for the spring.

Ms. Kirby feels she has complied with the request by the Board regarding the overgrown shrubbery and weeds.

D. Wallet motions to allow thirty (30) days until the property is reevaluated, P. Gridley seconds, motion passes.

D. Wallet and D. Herman expressed appreciation for the effort and work done so far on the property.

3. Approval of minutes from the October meeting: Motion to approve minutes with changes by P. Gridley, B. Dick seconds, motion passes.

4. Pool Report – G. DiStefano via email

- a. Pool has been winterized, trash stopped, soda machine emptied and placed in storage
- b. Remaining budget money will be used for hand dryers, tables, chairs, and umbrellas

5. President's Report – D. Herman

- a. D. Herman and B. Dick will meet with the accounting firm for reclassification of items for budget purposes.

6. Treasurer's Report – B. Dick

- a. An updated financial statement was passed out for review.

7. Committee Reports

- a. Architectural Control – D. Wallet

- i. ACC Requests:

- 1) 460 Allenvue: The request is for a front storm door. The ACC approved the request.

- 2) 502 Allenvue: The request is for a front door and sidelight replacement with the exact same type design. The ACC recommends approval, D. Wenthe seconds, motion passes.
- 3) 558 Allenvue: The request is for window replacement of four rear, upstairs windows of the same size and color. The ACC will remind the homeowner it must have grids because the majority of that building has grids. The ACC approved the request.
- 4) 314 Wister Circle: The request is for a rear gas tank and enclosure. The ACC contacted the homeowner to clarify the tank and enclosure would be like others approved. The ACC recommends approval, P. Gridley seconds, motion passes.
- ii. The ACC presented a draft procedure to expedite approval of something identical such as windows and full-view front storm doors. The procedure would allow for other things the Board would add, as long as it is an identical replacement. The question is on how the procedure is actually done. D. Herman suggests having three people on the ACC form a sub-committee to approve these types of requests. If there is any doubt, it can be brought to the Board. The ACC will continue working on the draft.
- iii. The ACC presented a draft procedure for the painting of the townhomes. The Board gave revisions. D. Wenthe motions to approve the draft with modifications as discussed, B. Dick seconds, motion passes.
- iv. The ACC motions no window air conditioners or window fans are permitted. Emergency situations may be approved by proper notification to the Association Manager. D. Wenthe seconds, motion passes.
- v. ACC newsletter information will go out in the spring edition.
- b. Recreation – none
- c. Nominating – G. DiStefano
 - i. Prospective Board member information sheet was sent to Konhaus for printing and mailing.
- d. Audit – none
- e. Budget – B. Dick
 - i. Updated budget information was shared.
- f. Maintenance – none
- g. Publicity – B. Stump
 - i. The next newsletter will contain information about snow procedure, the upcoming annual meeting, and the schedule for dues.
- h. Gardening – J. Forry
 - i. One tree was removed; two trees were planted.

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 726 and 772 Allenvue.
- b. The stump remains at 338 Allenvue. J. Davis will send another letter and continue the fine process.
- c. 713/717 Allenvue is owned by the same person. There are overgrown shrubs, a bicycle on the fence, and the gate/fence is in need of repair. J. Davis will send a letter to the homeowner.
- d. A letter was sent to 538 Allenvue regarding the edging placed in the front of the property without approval. A follow-up letter will be sent indicating an ACC form was not received.
- e. The new homeowner at 726 Allenvue removed carpeting and has placed it out for trash, but it was not picked up. J. Davis will contact York Waste Disposal.

9. Other Business

- a. PayPal – D. Wallet motions that after careful consideration of costs and additional time required, the Board has decided not to set up a PayPal account, B. Dick seconds, two opposed, motion passes.

10. Meeting Adjourned: 7:52 PM, November 26, 2013

Next Meeting: December 17, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis