

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
ANNUAL MEETING
February 17, 2015

ATTENDING:

In person (37 homeowners):

Brad Stump, Clyde Ross, Linda Echard, Patrick Gridley, David Wenthe, Allen Haas, Jessica Miller, Amy Steiner, John Rieman, Susan Herman, Jenny Dose, Kim Deiter James, Debra Wallet, Henry Killick, Thomas Kempf, Brianne Stevens, Stephen Kline, Timothy Dorsey, Jon Forry, Lori Caffarella, Roni Collier, Joan Stokes, Vicki Strawn, Gerald Fritz, Faith Klemick, Lisa Carelli, Lynnelle vanJaarsveldt, Maggie Smith, Elizabeth Leslie, Debra Nock, Marie Clark, Jill McCabe, Chris Hummel, Meg Kelly, Gina DiStefano, Jay Broeg, Susan Crossley

By proxy (56 cards):

Marleen Karns, Lori Glumac, Joshua Gulley, Cindy Engard, Brett Lechthaler, Robert Speidel, Heidi Knaub, Joseph Poboy, Shannon Walko, Diana Pegg, Brenda Chronister, Patricia Lein, Dorothy Boagart, John Sincavage, Gayle Fugate, O. Dale Wolgemuth (2 properties), Ken Gochenour, Mary Ann Vespignani, Shannon Manges, Betty Dick (3 properties), Susan Bolash, Charles Honeywell, Elizabeth Harner, Barbara Olsen, Judith Dell, Mona Gregory, Brooklyn Harker, Christopher Eppig, Mary Calhoun, Monica Burgett, Anastasia Hojnicky, Norma Moritz, Thomas Greene, Lyn Dorsey, Robert Grohman, Jessica Flores, Daniel Carl, Judith Leslie, Snehal Pokharkar, Jacqueline Greider, Elmer Barrick, Jack Shatzer, Patricia Sabo, Rene McComas, Brenda Salyer, Pat McNichol, Seth Arbogast, Bryden McCurdy, Nicole Bedard, Rebecca Boyle, Richard Gorodn, Linda Minnich, Juliana Puliti, James Klopp

Quorum of 88 reached with 93 voting members

Proxy Cards received, but not included in quorum because designated homeowner was not present: James Walker

CALL TO ORDER: Meeting called to order by D. Wenthe at 7:10 PM, in the Community Room at Messiah Village. D. Wenthe introduced Board members.

OPENING COMMENTS:

G. DiStefano recognized the efforts of D. Wenthe and P. Gridley for their service to the Board.

G. DiStefano gave the results of the 2015 Board Election:

There were four open spots and four nominations. The three nominees with the highest votes will fill the available 3-year term positions. The remaining nominee will fill the available 1-year term positions.

3-year term: Kim Deiter-James (57 votes), Linda Echard (56 votes), Meg Kelly (52 votes),

1-year term: Betty Dick (48 votes)

Not elected with write-in votes: Patrick Gridley (2 votes), Rob Grohman (1 vote), David Hawkins (1 vote)

66 ballots were received

Because there was not a quorum at the 2014 Annual Meeting, the 2013 minutes could not be approved. Motion to approve the 2013 minutes by C. Ross, seconded by J. Rieman.

Motion is carried with all in favor. The 2013 annual meeting minutes are approved.

Although there was not a quorum at the 2014 Annual Meeting, a meeting was still held with nothing being voted on. Motion to approve the 2014 minutes by E. Leslie, seconded by G. DiStefano.

Motion is carried with all in favor. The 2014 annual meeting minutes are approved.

2014 COMMITTEE REPORTS & ACCOMPLISHMENTS:

D. Wallet, Architectural Control Committee (ACC):

D. Wallet thanked and recognized the members of her committee. The ACC had 33 requests; 29 were approved. Sometimes the ones denied are denied as submitted, but suggestions are made as to what would allow them to be approved. There is now an expedited process in place for approving identical replacements. Any change to the outside of your home or unit does require ACC approval. This includes identical replacements and satellite dishes. Please be as specific as possible when making a request and including samples from the manufacturer and/or contractor is helpful. Please do not do the work until you receive approval. We do this procedure to maintain the quality of our neighborhood to make sure the value of our homes remains high.

P. Gridley, Maintenance Committee:

P. Gridley recognized the members of the committee. There was a great deal of snow removal in 2014, which took a lot of the maintenance budget. The parking lots were resurfaced. The tennis courts were resurfaced and painted. D. Wenthe handled the tree trimming project over the last several years, which will need to continue, but it is a huge expense. At this point, several of the contracts are running out. The lawn mowing contract has ended and the snow removal contract ends this winter. The lawn care treatment was cut back because some of the treatments were done too early. This saved money to help avoid earlier mowing. There are parking lots in need of work. By resurfacing the lots we have learned it extends the life of the parking lot by several years. Concrete work was done late in the year because of budget reasons, but concrete can now be poured in colder weather. The neighborhood is aging and volunteers are needed to help with the maintenance committee, which is a tremendous amount of work.

G. DiStefano, Nominating and Recreation Committees:

The nominating committee handles the elections (as reported in the Opening Comments).

The recreation committee schedules the yard sale and annual pool party. There is concern about the attendance being down at the annual pool party.

G. Di Stefano also serves as the pool manager. In order to save money, when the weather is poor the pool is closed. Being under budget has allowed for the purchase of items needed such as a defibrillator (which lifeguards are trained on as part of their regular training), a new water fountain, pool noodles, guard shirts, and an address sign for the pool. The pool is now a public place when it comes to emergency services. Homeowners have been good about contacting G. DiStefano with any pool concerns. Adult swim is held every Thursday night from 7-9 PM while the pool is open. Every year there is a new pool card, which will go out in the spring. You can complete the application via mail or email.

J. Miller, Publicity Committee:

The Allen Views newsletter goes out quarterly to homeowners and residents. If you have information you would like included, please email J. Davis and she can forward it to J. Miller. We try to include information about pet waste in each issue as that is an ongoing concern, as well as information about driving slow and snow removal.

J. Forry, Gardening Committee:

The gardening committee assists other committees as needed. If you have ideas, please share those.

B. Stump on behalf of B. Dick, Budget Committee:

Dues will not be increasing. There are no major changes to the budget.

GENERAL BUDGET:

The general budget covers all owners (townhome and single family).

Motion to approve the general budget by G. DiStefano, seconded by M. Kelly.
Motion is carried with all in favor. The general budget is approved.

TOWNHOUSE BUDGET:

Motion to approve the townhouse budget by C. Ross, seconded by R. Collier.
Motion is carried with all in favor. The townhouse budget is approved.

HOMEOWNER CONCERNS AND QUESTIONS:

S. Crossley (556 Allenvue) – Have there been any insurance claims?
There have been no claims made.

M. Clark (564 Allenvue) – Who will handle grass?
Whoever takes over the maintenance committee will take that on. The issue is getting someone to do both grass and snow removal because most companies do not want to do snow removal. The next committee chair will need to solicit bids for lawn care and snow removal. Previously when 19 requests were sent out for bids, only 1 was received.

B. Stevens (764 Allenvue) - Do we have a scope of work? I believe I can obtain bids. If I do, how do I submit those?
There is not a scope of work. The maintenance committee chair would meet with someone from the company to walk the neighborhood and evaluate the needs. If bids are obtained, submit them to J. Davis to share with the Board.

J. Rieman (314 Wister Circle) – As a previous Board member, Mr. Rieman recalls not been able to get bids in the past because of the layout of the neighborhood.

C. Ross (636 Allenvue) How are we doing so far with the budget for the snow since we have had several small snowfalls?
Since B. Dick is the treasurer and handles budgeting, an exact number is not known. However, the maintenance committee is still operating within the budget at this time.

J. Rieman (314 Wister Circle) - Where do we stand with past dues and collections?
We have a new attorney who has addressed the problem and been aggressive in collecting money. We have seen positive results within the past month since he started.

J. McCabe (562 Allenvue Drive) - Who is the new attorney?
Duane Stone of Stone, Duncan, & Linsenbach, PC.

J. Broeg (2110 Foxfire Drive) – Have you talked about bringing natural gas into the neighborhood?
It has been discussed among homeowners. The homeowners would need to go to the company and gather more information.

S. Kline (846 Allenvue Drive) – After attending the January 2015 Board meeting, Mr. Kline solicited bids for replacement fencing. Vendors are asking if there is a buy-in from homeowners and they want to know what the criteria is the ACC is looking for. The concern is vendors will not be interested in giving bids to Allenvue.
A buy-in cannot happen until the people know how much it is for their particular unit. The homeowner needs to be given the information and then decide if they are interested in having the work done. The fence should be like-kind and have the same height and width. The current wood is pressure treated oak, which will be expensive to replace. The bids obtained so far have been helpful, but the type of wood being used must be listed.

E. Leslie (760 Allenvue) – The ACC should provide vague guidelines.

The problem is that what works in one building, is not exactly what is like kind for the other buildings. The ACC can work on creating some type of guideline.

B. Stevens (764 Allenvue) – Rather than like-kind, the fence needs to be updated.

This is why there is reluctance to ask for pressure treated oak. We are looking for someone to come back to us with alternatives. Putting out specs almost defeats the purpose.

K. Traino (780 Allenvue) – My neighbor's fence was done several years ago and looks very similar to the other fences, but it was done in pine. It might be a good example to look at.

M. Clark (564 Allenvue) – Having lived in other communities and served on other Boards, there were guidelines available that were not strict. I would be willing to work on that.

Last year, the tennis courts were done, which was a big expenditure. Where will that money go this year?

The parking lots that are in disrepair.

G. Fritz (516 Allenvue) – Regarding snow removal bids, I would ask the new bids specify what equipment will be used. I have been pleased with the equipment currently being used. There is concern that the bid might be better, but the equipment might not.

What is done about shrubs not being maintained?

The ACC sent out letters to homeowners advising them of shrubbery that needs to be trimmed, replaced, maintained, etc. There was not a positive reaction. We are trying to make sure people do this. They are given a period of time to take care of the issue and if they do not do it in that time, the fine process begins, which we are allowed to do. Fines have been imposed.

K. Traino (780 Allenvue) – In the case of a vacant property, who is responsible for maintain the shrubs?

The homeowner would be responsible. Concerns should be reported to J. Davis so the Board can be aware of any problems and take action.

G. Fritz (516 Allenvue) – Are fines being paid?

Yes, people have paid fines. If they do not, when the house is sold, all the fines owed are paid at that time.

Motion to adjourn was made by G. DiStefano and seconded by P. Gridley.

The meeting adjourned at 8:06 PM, February 17, 2015.

Submitted by J. Davis