

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, December 15, 2015 at 6:30 PM
 Messiah Village Board Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Betty Dick	2016	A	X	X	X	X	X	A	X	X	X	
Jon Forry	2016	A	A	X	A	X	A	X	X	X	A	
Brad Stump	2016	X	X	X	X	X	A	A	X	X	X	
Gina DiStefano	2017	X	X	X	X	X	A	X	X	A	X	
Jessica Miller	2017	X	X	A	A	A	X	X	A	A	X	
Debra Wallet	2017	X	X	X	X	X	X	X	X	X	X	
Kim Deiter-James	2018	X	X	A	A	X	A	X	A	X	A	
Linda Echard	2018	A	X	X	X	X	X	X	X	X	A	
Meg Kelly	2018	X	A	X	X	A	X	A	X	X	X	

1. **Call to order:** Meeting called to order by B. Stump at 6:35 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the November meeting:** Motion to approve minutes by M. Kelly, D. Wallet seconds, motion passes.
4. **President's Report** – B. Stump
 - a. Dues collection update
 - i. \$71,547.01 to be collected, which includes judgements made
 - ii. \$48,926.82 has been collected
 - iii. The accountant sent J. Davis statements for those who had paid in full with the attorney to make sure they stay current.
5. **Treasurer's Report** – B. Dick
 - a. Updated financial statements were reviewed.
6. **Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. ACC Requests
 - 1) A request was submitted by 622 Allenview for a rear fence that will be black and attached on the sides. It will not be a permanent fence. Approval of the fence would set precedence for that row. ACC recommends approval of the request, G. DiStefano seconds, motion passes.
 - ii. Other items
 - 1) Letters were sent to the homeowners of 752 and 754 Allenview after receiving a complaint that trash cans have been left out for several days after pick up.
 - 2) An ACC request was not received from 924 Allenview for the fence in the front of the home. D. Wallet motions to start the fine process again since a request was not submitted, G. DiStefano seconds, motion passes.
 - b. Recreation – none

- c. Nominating – G. DiStefano
 - i. Four people are running for three openings.
 - ii. The election and annual meeting information is mailed out in January.
 - iii. Ballots are due back the beginning of February.
 - iv. D. wallet motions to draw names for ballot position, G. DiStefano seconds, motion passes.
- d. Audit – none
- e. Budget – B. Dick
 - i. The proposed budget for 2016 was presented.
- f. Maintenance – B. Stump and J. Forry
 - i. An ACC request was submitted from 536 Allenvue to have a dead tree in the front of the home on common ground removed. B. Stump will have Goods look at the tree to determine what needs to be done.
 - ii. L. Echard went to the Township to find out about maintaining the open areas by the power line, including the larger lot. The Township stated the area is the open space for the PRD that was set up when Allenvue was developed. Allenvue owns the land under the power lines, but PPL has right of way. Allenvue still needs to maintain it as it is within 200 ft. of a residence. Allenvue does not need to mow the entire larger lot, just anything within that 200 ft.
 - iii. Parvin did look at the parking lot areas in need of line and number painting. B. Stump is waiting for a bid from the. B. Stump will also contact Cumberland Masonry.
- g. Publicity – J. Miller
 - i. J. Miller would like newsletter information in order to send a draft to the Board for approval and to have the newsletter mailed the beginning of January.
- h. Gardening – none

7. Manager's Report – J. Davis

- a. Resale certificates were prepared for 612 and 722 Allenvue Drive.
- b. There was a complaint about a work vehicle with advertising parked in the regular parking area. The Board discussed it and no action will be taken.
- c. Marion Fence has received deposits and signed proposals from all but one homeowner in the 615-627 building. D. Wallet moves to send a letter via certified and regular mail to stating the Association intends to do the work and pass along to the cost to the homeowner as a lien, unless the fence company receives a deposit within ten days, M. Kelly seconds, motion passes.

8. Other Business

- a. No update at this time on 932 Allenvue or 330 Wister Circle.

9. Meeting Adjourned: 7:38 PM, December 15, 2015.

Next Meeting: January 26, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis