

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, January 26, 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	A
Jon Forry	2016	A	A	X	A	X	A	X	X	X	A	X
Brad Stump	2016	X	X	X	X	X	A	A	X	X	X	X
Gina DiStefano	2017	X	X	X	X	X	A	X	X	A	X	X
Jessica Miller	2017	X	X	A	A	A	X	X	A	A	X	X
Debra Wallet	2017	X	X	X	X	X	X	X	X	X	X	X
Kim Deiter-James	2018	X	X	A	A	X	A	X	A	X	A	X
Linda Echard	2018	A	X	X	X	X	X	X	X	X	A	X
Meg Kelly	2018	X	A	X	X	A	X	A	X	X	X	X

1. **Call to order:** Meeting called to order by B. Stump at 6:31 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the December meeting:** Motion to approve minutes by M. Kelly, G. DiStefano seconds, motion passes.
4. **Pool Report – G. DiStefano**
 - a. The tentative opening date for Aqua Specialists to prepare the pool is April 20, 2016; the tentative closing date is September 20, 2016.
 - b. A request was made to Aqua Specialists for minor repairs to be made prior to opening as well as needed chemicals.
 - c. More lights will be placed inside the pool, possibly with motion detectors, to provide light at night.
 - d. There were not many pool parties last season so more advertising will be done this year.
5. **President's Report – B. Stump**
 - a. The dues collection process continues with concern for those who have not paid past dues and have been turned over to the attorney are accumulating debt from not paying current dues as well.
 - b. The current accounting process needs to be more efficient and offer some different options. D. Wallet motions to prepare a Request for Proposal for accounting services for the Association and to move forward in circulating it to accounting firms to see what is received, M. Kelly seconds, motion passes.
6. **Treasurer's Report – M. Kelly on behalf of B. Dick**
 - a. Updated financial statements were reviewed.
7. **Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. A final notice of failure to correct the violation at 924 Allenview was mailed out via certified and regular mail.
 - b. Recreation – K. Deiter-James
 - i. The committee is considering a Spring Fling, but would need a budget for food. D. Wallet suggests the committee come up with a request to propose to the Board for approval.

- ii. The yard sale will be held in May. K. Deiter-James will find out when Winding Hills is having their yard sale.
- c. Nominating – G. DiStefano
 - i. Ballots and proxy cards are starting to be returned; they are due February 5th. Please encourage homeowners to mail their proxy card if they are unable to attend the meeting.
 - ii. Five people will be needed to help count ballots.
- d. Audit – none
- e. Budget – M. Kelly on behalf of B. Dick
 - i. The proposed budget was mailed to homeowners with the election and annual meeting information.
- f. Maintenance – B. Stump
 - i. Shope's has been working for several days to remove the snow from the blizzard. They have been using various types of equipment including a backhoe, bobcat, snow blowers, and shovels.
 - ii. Shope's will be salting to keep ice down since the snow is melting and then refreezing.
 - iii. Updates were posted on Facebook as well as on the website.
 - iv. Front fences that were broken during the snow removal process will be repaired in the spring.
 - v. People in the neighborhood extended kindness to the workers. G. DiStefano noted how many neighbors pulled together to help one another. A homeowner emailed to express appreciation for the job done by Shopes.
- g. Publicity – J. Miller
 - i. The Allen Views were mailed out the beginning of January. The next edition will go out in the spring and include pool information.
- h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 930 and 942 Allenvue Drive. 942 is currently bank owned.
- b. 900-908 parking area received a letter and map (the Board received a copy marked "map A") showing where spots are allocated; painting of lines and numbers will be done in the spring. One homeowner proposed an alternative to the numbering (the Board received a copy marked "map B"). The Board considered the alternate map, but will keep the original since it is in line with the Board's policy to have one parking space close to the house and one further away. D. Wallet motions to have the lines painted based on map A, which is the original plan, J. Miller seconds, motion passes.
- c. A homeowner called asking if the area under the power lines that was mowed could be done several times throughout the year in order to keep mosquitos and animals down as some homeowners whose properties back up to that area are affected. B. Stump stated the area directly under the tower will have grass planted. Mowing will continue to be done every other week.
- d. There was another issue with a trash can being left in the parking area near 752 and 754 Allenvue right before the start of the blizzard. A voicemail was left for the homeowner of 752 Allenvue asking they remind their tenant that trash cans need to be stored properly. 752 responded that their tenant has been following the rules to properly store the trash can after pickup. An email was sent to the homeowner of 754 Allenvue with the same request; the homeowner responded she would take care of it.
- e. There is a concern with cars being parked in the turnaround area of the 700 odds section. J. Davis will send a letter to that section reminding residents to use the parking spaces or park on Allenvue Drive.

9. Other Business

- a. A homeowner called asking for an update regarding 330 Wister Circle and wanted to know if it could be condemned. That is not something that will be done. The Board will continue to address any ACC concerns.

10. Meeting Adjourned: G. DiStefano motions to adjourn at 7:43 PM January 26, 2016, M. Kelly seconds, motion passes; meeting in executive session at 7:43 PM.

Next Meeting: Annual Homeowners Meeting February 16, 2016 at 6:30 PM in the Messiah Village Community Room

Submitted by: J. Davis