

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, October 25, 2016 at 6:30 PM
 Messiah Village Board Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Gina DiStefano	2017	X	X	X	X	X	N	X	A			
Jessica Miller	2017	X	A	A	X	A	O	A	A			
Debra Wallet	2017	X	X	X	X	X		X	X			
Kim Deiter-James	2018	X	X	A	X	X	Q	X	X			
Linda Echard	2018	X	A	X	X	X	U	X	X			
Meg Kelly	2018	X	X	X	X	A	O	X	X			
Jon Forry	2019	X	X	X	A	X	R	A	A			
Brad Stump	2019	X	A	X	X	X	U	X	A			
Bryan Simmons	2019	X	A	X	X	X	M	A	X			

Also in attendance: J. Davis, Manager

1. **Call to order:** Meeting called to order by L. Echard at 6:35 PM.
2. **Homeowner concerns** none
3. **Executive session** - D. Wallet motions to go into executive session to discuss legal matters, M. Kelly seconds, motion passes. Meeting in executive session at 6:36 PM. Meeting resumed at 7:54 PM.
4. **Approval of minutes from the September meeting:** Motion to approve minutes by M. Kelly, B. Simmons seconds, motion passes.
5. **President's Report** – none
6. **Treasurer's Report** – B. Simmons
 - a. Updated financial statements were reviewed.
 - b. B. Simmons is working with accountant to continue revising the process to fit the needs of the HOA.
7. **Committee Reports**
 - a. Architectural Control – D. Wallet, L. Echard
 - i. ACC Requests
 - 1) A retroactive request for a satellite dish at 830 Allenview was received. The dish is currently positioned in a visible area. The ACC recommends sending the homeowner a letter to have the dish moved to a more inconspicuous location over the peak and against the chimney, M. Kelly seconds, motion passes.
 - 2) A request for a replacement deck at 744 Allenview was received. It meets all the deck standards of the HOA and the Township requirements. The ACC recommends approving the deck replacement as described in the request, M. Kelly seconds, motion passes.
 - 3) A request for a storm door replacement at 722 Allenview was received. It meets the standard of a full-view storm door with a screen and one bar across the center. The ACC recommends approving the request as described, M. Kelly seconds, motion passes.
 - ii. Other items
 - 1) Letters were sent to the following homes:
 - a. 901-903 Allenview giving a deadline for plantings as part of an ACC request that started over one year ago.

- b. 752 Allenview for exterior items.
 - c. 900 and 914 Allenview for items being stored outside of the porch.
 - d. 748 Allenview for adhesive numbers on the fence.
 - e. 807 Allenview for siding in need of repair and adhesive numbers on the door.
 - f. 400 Allenview was sent a letter about two trailers on Allenview Drive. The trailers were moved to the driveway. A follow-up letter was sent asking if work was being done at the home and if so, would the homeowners notify the Board regarding how long the trailers would need to be in the driveway.
 - g. 950 Allenview for the three satellite dishes on the roof.
 - h. 713 Allenview for the exterior.
- 2) L. Echard is compiling a list of trash cans not being stored properly so the standard letter can be sent out. M. Kelly suggested a statement also be included in the next newsletter.
- b. Recreation – none
 - c. Nominating – none
 - d. Audit
 - e. Budget – B. Simmons
 - i. Budget committee met to start working on budget for 2017.
 - f. Maintenance – L. Echard
 - i. The budget committee will review the bid from Mike’s Painting and Remodeling for 2017. They will also review the bid from TruGreen for spring and fall 2017 treatments. The committee will bring their recommendations to the Board.
 - ii. B. Stump will be asked to contact Shope’s about a follow-up email from a homeowner that nothing has changed regarding the use of a weed eater after previously contacting the Board. B. Stump will also be asked to address the weeds behind the 714-728 building with Shope’s.
 - g. Publicity – none
 - h. Gardening – none

8. Manager’s Report – J. Davis

- a. Resale certificates were prepared for 554, 742, 822, and 838 Allenview Drive.
- b. There was concern expressed about the mowing under the power lines at 2302 Foxfire Circle. The board agreed to table the matter until they are more certain where the property lines are.
- c. There is concern in the 900 evens that homeowners are parking vehicles in the visitor parking area, which is used for plowed snow. It was suggested a statement go into the next newsletter about keeping the areas clear for plowed snow and moving vehicles to Allenview Drive.
- d. 646 Allenview emailed about a letter delivered late through the postal mail regarding exterior property conditions. A second letter that was mailed about an imposed fine was not received. The homeowner is having the property taken care of immediately. D. Wallet motions to waive the imposed fine, L. Echard seconds, motion passes. If the property is not taken care of in thirty days, the issue will be revisited.

9. Other Business

- a. Concern was expressed about entering private property to view some of the possible exterior problems at 330 Wister Circle.

10. Meeting Adjourned: 8:22 PM, October 25, 2016

Next Meeting: November 22, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis