

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, June 27, 2017 at 6:30 PM
 Messiah Village Fountain Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Linda Echard	2018	X	X	A	X							
Meg Kelly	2018	X	X	X	X							
Jill McCabe	2018	V	X	X	A							
Robert Grohman	2019	X	X	A	X							
Bryan Simmons	2019	X	A	X	X							
Brad Stump	2019	X	A	X	X							
Gregory Bowden	2020	X	A	X	A							
John Burleson	2020	X	X	X	X							
Josh Houseal	2020	X	X	X	X							

X = Present, A = Absent, V = Vacant seat

Also in attendance: Joann Davis, Manager, Gina DiStefano, Pool Manager, Ryan Gregorio, Shannon Gregorio, Scott Paterson

1. Call to order: Meeting called to order by B. Stump at 6:28 PM.

2. Homeowner concerns:

a. Ryan and Shannon Gregorio, 711 Allenview Drive

Mr. and Mrs. Gregorio are present to discuss concerns about an incident that occurred at the pool. Mrs. Gregorio was at the pool with her children and before leaving, her youngest child reached into the baby pool for a toy at the same time she turned to reach for a towel. An older child pulled Mrs. Gregorio's child from the pool. Mrs. Gregorio immediately checked to make sure her child was okay. After the incident, Mrs. Gregorio received a message through social media expressing concern about her toddler falling into the baby pool. It was requested she use a floating pool tube on her toddler after discussion at a lifeguard meeting. Mrs. Gregorio expressed offense to being brought up at a lifeguard meeting and stated nothing was brought to her attention at the time of the incident. She was not aware at the time of the incident that her son had been face first in the pool, but later confirmed that did happen. Mrs. Gregorio does understand her child is her responsibility, but stated the lifeguards did not acknowledge the incident or ask if everything was okay.

Mr. Gregorio stated they should not have been contacted through social media and would have preferred a letter. He did engage in a discussion through his wife's social media account and then reached out via his own account. Mr. Gregorio stated he was sworn at in response. Mr. Gregorio quoted rule number four from the pool rules and also quoted from the Red Cross what lifeguards are expected to do including recognizing and responding quickly to all emergencies. Mr. Gregorio felt the guard should have prevented the fall or brought it to the attention of the parent.

B. Stump stated the lifeguards are certified and vigilant. The request for the float seemed reasonable, but the language used on social media was not appropriate by either party. B. Stump expressed concern about Mr. Gregorio questioning the teenage lifeguards at the pool several times in the past couple of days.

G. DiStefano stated the situation mentioned by Mr. and Mrs. Gregorio wasn't one she was even aware of and that her contact was about a different situation. Two female lifeguards expressed concern that if a baby goes face first in the pool there is something called dry drowning. The guards were concerned

because they don't have eyes on the baby pool. The rules say you need to be with your child at all times. G. DiStefano became aware of several circumstances that had occurred recently. The guards discussed ideas on how to keep the toddlers and babies safe if they are too young to upright themselves. The idea was presented to put a tube around the toddler. On Saturday, G. DiStefano sent a private message to Mrs. Gregorio about the tube through social media, which is a way they had communicated in the past regarding a pool party. G. DiStefano stated as the pool manager, she regularly communicates with the guards. Her job is to make sure anyone who goes into the pool is safe and to back up the lifeguards who keep the swimmers safe. G. DiStefano stated she did use inappropriate language towards Mr. Gregorio, but felt threatened by his communication.

Mr. Gregorio asked if the lifeguards have a job description. G. DiStefano stated they do. Mr. Gregorio questioned if the lifeguards are monitoring the whole pool area, which he defined as within the fenced area.

When asked by B. Stump what Mr. Gregorio's concern is, Mr. Gregorio asked if the lifeguards are not responsible for the baby pool, what happens if a child were to slip or get hurt? Does a parent or a lifeguard rescue the person? G. DiStefano replied the lifeguards are certified in CPR and First Aid and water rescue. They have dealt with numerous injuries and events.

J. Burleson stated he does not think there's anything that infers the lifeguards aren't responsible for the well-being of the people at the pool. It should be everyone's responsibility to help if there is an issue. Mr. Gregorio said his concern is the lifeguard did not get up or even speak to his wife. B. Simmons stated this was not the incident that was brought to G. DiStefano's attention, prompting the request for the tube to be used.

Mrs. Gregorio asked if anyone else was messaged through social media or contacted. G. DiStefano said she put a statement on the Facebook page and felt that Mrs. Gregorio had seen it; Mrs. Gregorio denied having seen the statement. G. DiStefano read the statement aloud to those present at the meeting. L. Echard asked if there was an objection to the statement. Mr. and Mrs. Gregorio said there was not.

Mr. Gregorio began to cite other rules, but L. Echard expressed concern that the conversation was not focused on what specifically needed to be addressed. Mr. Gregorio expressed concern about the Fair Housing Law. G. DiStefano stated she is trying to keep swimmers safe by providing the suggestion of the tube. J. Burleson feels that things are escalating to a level not good for all. Mr. Gregorio felt that certain statements were not appropriate. J. Burleson understands and appreciates those feelings.

R. Grohman stated that Mr. Gregorio should not be speaking to the lifeguards. Fair Housing says that the HOA is not required to have lifeguards; it is a convenience to the homeowners from the HOA. The guards work for Gina. R. Grohman stated that if Mr. Gregorio did not intend to threaten Gina, it still appeared that way and one can't assume anything in today's world. R. Grohman stated that if Mr. Gregorio continues to harass the guards, he will be banned from the pool. R. Grohman stated that the communication is not appropriate. R. Grohman reiterated Mr. Gregorio should not approach the lifeguards for information, but should go to Gina.

J. Burleson asked Mr. Gregorio to revisit his course of actions and maybe there were some errors. J. Burleson stated that the Board will deal with G. DiStefano as an employee and her response and how that was handled.

Mr. Gregorio offered an apology and stated he just wanted to know why his child was not attended to. L. Echard stated that the lifeguards would not walk away from an incident or ignore something that happens. G. DiStefano was not aware of this incident. J. Burleson would like to look forward in a positive way and address what will they do with the toddlers. G. DiStefano stated that would be up to

the Board. R. Grohman asked if incident reports are being done and G. DiStefano confirmed they are. G. DiStefano made the suggestion of using the tube; J. Burleson stated unless the board makes a rule, it is just a suggestion. G. DiStefano stated it was discussed for several days among the lifeguards on how to deal with young children who may fall into the water of the baby pool and be unable to pick themselves up.

B. stump stated that the older kids go over to the baby pool at adult swim and asked if parameters can be set to keep the older kids out of the baby pool if there are babies in the pool. J. Burleson feels the Board needs to make a determination because he does not like the vagueness of how to help the lifeguards enforce the rules. Mr. Gregorio stated he has read 6 years old is the cut-off for the baby pool. L. Echard stated if a suggestion is made, people may choose not to do that.

Mrs. Gregorio felt attacked by the messages received through social media. L. Echard stated it stems from wanting to protect the children and not wanting to see a serious accident happen and was not intended to be an attack.

J. Houseal asked G. DiStefano if she was told about the incident by the lifeguards. G. DiStefano said that she was told of an incident early in the week, the staff talked about it for several days, and then Mrs. Gregorio was contacted. Mrs. Gregorio stated none of her kids fell in until Friday. J. Houseal stated the lifeguards maybe didn't see it the same as Mrs. Gregorio. If it was seen that someone reacted, that might be why lifeguards didn't respond.

Mr. Gregorio apologized again for his actions and for upsetting the Board. He wants to be a good neighbor and follow the rules.

B. Simmons stated that nobody feels Mrs. Gregorio does not have control over her children. The concern is more about safety and how quickly things can happen. B. Simmons thanked Mr. and Mrs. Gregorio for coming in and said it is hard to tell in messages what the tone is. Mr. Gregorio stated that he would rather talk, but apologized because that's not how his response came off. G. DiStefano expressed thanks for the apology.

B. Simmons asked if Mr. and Mrs. Gregorio are satisfied. Mr. Gregorio stated if the tube is just a suggestion, that is okay. B. Simmons stated they would continue the discussion as a Board.

Mr. Gregorio brought up a separate issue regarding diapers and asked why swim diapers are not allowed when there is an older child in the larger pool who is diapered. Mr. Gregorio asked if toddlers could be brought into the larger pool, perhaps during adult swim. G. DiStefano stated fecal contamination requires the pool to be shut down for 24 hours and treated with chemicals. The older child is a special needs child. The parent went to the Board at one time to request the child be allowed in the bigger pool because the child is too big for the baby pool. The Board at that time agreed to allow the child into the larger pool. Fecal contamination is a serious issue and if there are several toddlers in the pool, it increases the chance of an occurrence. That is why the diaper rule is in place. Mr. Gregorio is understanding of the rule, but said that the rule of no diapers can apply to a range of ages from the very young to the elderly.

Before Mr. and Mrs. Gregorio left, Mr. Gregorio thanked the Board for their time.

3. Pool Report – G. DiStefano

- a. J. Burluson asked about the rule for children in the baby pool during adult swim. G. DiStefano stated the age has been 6. Guards have told kids if there is a baby in the pool, the kids need to be calm and not splash.
- b. B. Stump reminded G. DiStefano not to use inappropriate language with homeowners.
- c. G. DiStefano stated 168 handwritten pool cards have been created. Some feel there should be one per each person in the household.
- d. There are currently 7 guards on staff, but one guard's certification expires on July 1, 2017 and is having a hard time finding a recertification class. G. DiStefano will remove her from the schedule until the guard is recertified.
- e. Attendance at the pool has been great.
- f. There have been two parties booked; one has already happened and one is schedule for next month.
- g. The lifeguards are being more diligent about charging for guests; \$5 has been brought in so far.
- h. Adult swim has been well-attended.
- i. Several chairs and umbrellas have broken. 7 umbrellas were purchased at Big Lots at 20% off and 10 chairs will be purchased, which should last the rest of the season.
- j. A plumber repaired the leaking exterior hose bib with an interior fitting and diagnosed the water fountain has a leaking compressor line and is unrepairable. The plumber did not charge for labor, only \$72 for parts.
- k. A person having a party at the pool had difficulty with the grill. E. Davis checked it and said it seems to be running okay now.
- l. There have been four incidents of guard saves, none of which required medical attention. Two were done by the guards and two were reported to the guards.
- m. There was an incident in the bathroom that required extra cleaning by a guard. The parent of the child involved with the incident was contacted.
- n. The pool@allenvue.org email address is not working consistently. Some emails are bouncing back. The webmaster, Patrick Gridley, was contacted about the issue. It is possible the spam setting is set too high. Some emails go through and some do not. G. DiStefano has been using her personal email address.
- o. The soda machine vendor is not communicating and it is not known if he will be filling the machine. G. DiStefano recommends having the machine removed at the end of the season and finding another vendor.
- p. G. DiStefano stated there are two lifeguards interested in the pool manager position and they submitted resumes to the Board. One item for consideration is if the manager would also be allowed to lifeguard and be paid for both positions.
- q. G. DiStefano stated there is someone interested in the assistant pool manager position, which involves dealing with the chemicals and being properly certified. This person is already certified to work with chemicals.

G. DiStefano and Mr. Paterson left the meeting.

4. Publicity Report – M. Kelly requested to give her report because of needing to leave. She will complete a draft for the Board to review and send it via email. *M. Kelly left the meeting at 7:28 PM.*

5. Pool Discussion – Further discussion was had by the Board regarding the pool. J. Burluson stated that the inappropriate language cannot be used by an employee of the Association and there is no excuse for using it. B. Stump stated concerns should not be addressed through social media. Concerns should be addressed via email and/or letter. L. Echard stated there needs to be resolution. R. Grohman stated incident reports need to be kept and there needs to be follow-up through written communication. L. Echard stated there should be a written follow-up letter to Mr. and Mrs. Gregorio. There was discussion about the use of floaters and whether it

can be enforced and if the wording of the rules needs to be changed or clarified. It was suggested for the 2018 season the rules should state that the age is 6 and younger in the baby pool. There was also a suggestion to state there is not a dedicated lifeguard to the baby pool.

- 6. Approval of minutes from the May meeting:** Motion to approve the minutes by L. Echard, B. Simmons seconds, motion passes.
- 7. President's Report – B. Stump**
 - a. The hearing that was scheduled for June 27, 2017 was rescheduled due to the judge not being available. It is now scheduled for July 5, 2017.
- 8. Treasurer's Report – J. Burleson**
 - a. Updated financial statements were reviewed.
 - b. At the July meeting, J. Burleson would like to present a 6-month overview.
 - c. There was discussion about playground equipment, which the maintenance committee estimates will cost \$40-50,000. J. Burleson asked for an idea of what the maintenance committee would like to do and he will present a fiscal view of where the HOA is. J. Burleson feels the playground is a major attribute of the neighborhood and needs to be done.
 - d. There was also discussion about funding for pool improvements such as lighting.
- 9. Committee Reports**
 - a. Architectural Control – L. Echard
 - i. 518, 600, and 802 Allenvue brought their properties into compliance.
 - ii. A letter was sent to 713 Allenvue regarding the shrubs needing to be trimmed at the front of the property, which were encroaching on the neighbor's property. This was taken care of.
 - iii. Letters were sent to 754 and 758 Allenvue giving 30 days to take care of weeds. Another letter will be sent if needed.
 - b. Recreation - The Board will ask M. Kelly to put something in the newsletter about needing a chair for the Recreation Committee.
 - c. Nominating – no report
 - d. Budget – none
 - e. Maintenance – R. Grohman, B. Simmons
 - i. B. Stump stated the parking lot for 701 odds will be getting replaced by Cumberland Masonry. B. Stump will ask for advance notice so J. Davis can send letters to homeowners.
 - ii. L. Echard stated Cumberland Masonry subcontracts to someone for line painting. Cumberland Masonry will take care of getting that done. Numbers will get done in lots that were done last year.
 - iii. L. Echard stated there is a dead tree by the pool house. Lenks will need to be contacted to remove the tree. L. Echard also saw a dead Hemlock behind 914 Allenvue. B. Simmons will contact Lenks to take care of it.
 - iv. Shope's did move the sidewalk at 458 Allenvue back into position. The homeowners were hoping it would be lowered like the others so that people do not fall off the sidewalk and the snowplow will not continue to hit the sidewalk every year.
 - v. A homeowner emailed to say how nice the trees looked on the islands after being trimmed. The homeowner also commented how nice the mulch in that area as well as along the fence line looked. J. Burleson stated the islands were done late and they should be done earlier. R. Grohman stated the spring was not good for landscapers because they were trying to deal with the rain and get mowing done, which puts things behind. However, the islands need to be done earlier and maintained. J. Burleson feels it should be emphasized to the contractor as a responsibility to the homeowners. R. Grohman stated the contract needs to specify a timeline.

- vi. A homeowner emailed to say while the curbing was replaced, it is still a mess. A response was sent to the homeowner that the Board is aware of the problem. One company was found that still makes concrete curbing forms, but the Board has been unable to find someone to do the installation. There was one bid to install poured curbing, but the cost is about \$16,000 and does not include restoring the area where the digging was done.
- vii. 548 Allenvue has a walkway in need of replacement and they want to be on the list of work to be done this year. L. Echard asked if Cumberland Masonry would walk the neighborhood and give recommendations. R. Grohman asked for clarification on the process of determining what needs to be done. 546 Allenvue also needs to be done.
- viii. The small basketball hoop was installed at the playground.
- ix. There have been several complaints about the use of weed whackers. R. Grohman contacted Shope's about the problem.

10. Manager's Report – J. Davis

- a. Resale certificates were prepared for 317 Elgin Circle and 956 Allenvue Drive.
- b. Emails from 532 and 552 Allenvue were received asking when their damaged shrubs will be removed. 532 would like their shrub removed and replaced. 552 would like their shrub removed and the homeowner will plant something. R. Grohman will talk with Shopes.
- c. An email was received from a duplex resident regarding portable patio fireplace. The Board looked at a link provided by the resident in an email and it is wood burning. A duplex is considered a single-family home and so, the word burning portable patio fireplace is allowed. R. Grohman stated it has to be 25 feet from home.
- d. An email was sent to homeowners from 501-509 Allenvue regarding trash/recycling containers left in the street. Only one homeowner responded to say the containers did not belong to them. An email was sent to Republic Services to see if they were delivered to a particular address or maybe delivered there by mistake. Republic Services is not sure why there were delivered, but will have them removed.
- e. An email was received from 940 Allenvue requesting grass seed for their home and for 938 Allenvue. The maintenance committee will contact Shope's about putting those homes on the list for the fall since this is not the right time to put seed down.
- f. An email was received from 900 Allenvue in response to a letter sent to the homeowner. The homeowner asked for clarification on leaf removal. Shope's mows and picks up with bags, but does not do any raking. L. Echard stated an extra cleaning of leaves was done this past year, but leaves do blow around and collect, so homeowners have to clean up around their house. The homeowner also asked about a patch of weeds that might lead to the accumulation of leaves and if it can be removed. The board stated the homeowner can remove what is on his property to allow for mowing, if he would like to.
- g. 930 Allenvue called about a leak in the ceiling and believes it is the roof that needs to be repaired. Encore Roofing was contacted to take a look at the roof and will be out by the end of the week, then get an estimate to the Board.
- h. The new homeowners of 327 Allenvue emailed the Board to ask permission for a dumpster to be used by contractors working inside the home for a period of 1-2 days. The Board was appreciative of the communication by the homeowner. The homeowner was asked to let the Board know if it would be needed longer than the typical time allowed, which is 10 days.
- i. R. Grohman stated dogs have been tied up outside of 554 Allenvue and left unattended. A letter will be sent to the homeowner.

11. Other Business

- a. There are no updates for 330 Wister Circle.

12. Meeting Adjourned: L. Echard motions to adjourn the meeting and go into executive session to discuss legal matters, R. Grohman seconds, motion passes. Meeting adjourned at 8:58 PM on June 27, 2017.

Next Meeting: July 25, 2017 at 6:30 PM in Messiah Village Board Room

Submitted by: J. Davis