

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, August 24, 2021 at 6:30 PM
 Daybreak Church, Student Ministry Building

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
VACANT	2022			V	V	V	V					
Jacob Fogarty	2022	X	A	X	X	A	X					
Bryan Simmons	2022	X	X	X	X	X	X					
John Burleson	2023	X	X	X	X	X	X					
Lewis Reagan	2023	X	X	X	X	X	A					
Marie Yagel	2023	X	X	X	X	A	X					
Alexandria Bowling	2024	X	X	X	X	X	X					
Lita Godoy	2024	X	X	A	X	A	X					
Emily Hansen	2024	X	X	X	X	X	X					
Trish Connolly	2022	A	A									

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

Also in attendance: Joann Davis, administrative manager; Meg Kelly, pool manager; Tim Dusart, homeowner

1. Call to order: Meeting called to order by B. Simmons at 6:31 PM.

2. Homeowner concerns:

Tim Dusart, 954 Allenvue Drive

Mr. Dusart attended the meeting after receiving a letter from Ms. Wallet that she distributed throughout the neighborhood. He was seeking clarification from the Board regarding some of the items she brought up in her letter. Mr. Dusart expressed his concerns and the Board addressed his questions. He felt insulted by the letter's implication that he voted without reading the documents first. He voted appropriately when a Board member came to his door by voting and placing his ballot in a secrecy ballot and then in an outer envelope, which he signed. The Board stated they will address Ms. Wallet's letter in the upcoming fall Allen Views newsletter.

Mr. Dusart expressed frustration with follow-through when he has concerns about ACC items. He reads the minutes when they come out and checks the website for updates in the news section, but sometimes finds ambiguity in how things are addressed. The Board understands his concerns and will be mindful moving forward.

Mr. Dusart left the meeting

3. Approval of minutes from the July 2021 meeting: Motion to approve the minutes by L. Godoy, E. Hansen seconds, motion passes with all in favor.

4. Pool – M. Kelly

- a. A resident found a loop-hole in the guest policy. The person brought in at least 24 guests during normal swimming hours and held a birthday party. M. Kelly would like to limit the number of guests per household per visit during normal swimming hours. J. Burleson motions to limit guests to 10 people, J. Fogarty seconds, motion passes with all in favor. M. Kelly will add that to the rules for the 2022 season.
- b. The last day of the pool season is September 6, 2021. E. Davis will winterize the pipes for the pool on September 11, 2021. Once that is done, M. Kelly will have the tables and chairs put away for the winter.

5. President's Report – no report

6. Treasurer's Report – J. Burleson

- a. The financials were reviewed. We are comparable operationally to a year ago.

7. Committee Reports

a. Architectural Control – L. Godoy

i. ACC requests needing approval

- 1) 310 Allenview submitted a request to remove the existing brick patio in the back yard and replace it with stamped concrete. ACC recommends approval. M. Yagel motions to approve, J. Fogarty seconds, motion passes with all in favor.
- 2) 820 Allenview submitted a request to remove two evergreen shrubs in front of the home and replace them with flowers. There was discussion via email regarding this request and concerns about the area being bare since it is too late to plant annuals. It was suggested to have the area mulched with a deadline for planting flowers in the spring. J. Fogarty motions to approve the removal of the shrubs, request the homeowner place mulch down, and plant flowers in the spring, M. Yagel seconds, motion passes with all in favor.

ii. Other

- 1) There was a complaint about weeds around a window well cover at 848 Allenview. When an ACC member looked at it, she noted the stumps remain from the removed shrubs and flowers approved in an ACC request still have not been planted. The Board discussed the concerns and determined action is not needed at this time.
- 2) A committee member looked at the work done at 627 Allenview. It was noted some weeding has been done in the front bed and tan bark was put down. However, there are still items remaining on the front porch including a clothing rack. It appears no work was done at the side and weeds remain. The last letter that went out was dated June 23 giving a deadline to remedy the situation by July 10. There has been no communication to the homeowner since then. The ACC will send two members out to talk with the homeowner in person to see if they can assist, which they think will be more productive than sending a letter.
- 3) A single-family homeowner asked about having a trampoline. The Board viewed an overhead map of the property to understand the location intended for the trampoline. It was agreed that the trampoline located in the yard behind the driveway would be in the back yard, which is allowed in single family homes.
- 4) 2300 Foxfire Circle did remove the dead tree as requested, but a stump remained. A letter was sent giving thirty days to remove the stump or cut it down to be level with the ground. They have until September 3, 2021 to comply.

b. Recreation – E. Hansen

- i. E. Hansen would like the Board's formal approval of recreation committee members Gina Witmer, Roni Collier, and Cassy Leadbeater. M. Yagel motions to approve the members, J. Fogarty seconds, motion passes with all in favor.
- ii. The committee met on August 11, 2021 to plan a fall event. They discussed previous activities that were held. The committee has a date of Sunday, October 3rd scheduled for a block party. The committee is working on several things for the block party:
 - 1) Booking food trucks – The insurance agent recommends collecting a certificate of insurance from the food trucks that lists the HOA as additional insured.
 - 2) Having a bounce house – The insurance agent looked through the policies and did not find anything to specifically exclude a bounce house. He believes any claim to come from an incident would have coverage applied. E. Hansen is looking at an inflatable maze rather than a bounce house.
 - 3) Food drive – J. Davis put E. Hansen in touch with a contact at the middle school about their food pantry.

- 4) Other activities discussed were sand art, face painting, pumpkin painting, chalk art, lawn games, involvement from local fire and police.
 - 5) E. Hansen designed an ad to use, which will be posted on the bulletin board by the pool and on Facebook.
 - iii. The committee discussed ways to engage seniors in the community and low-budget/free ideas for connecting neighbors.
 - iv. The committee has decided to meet quarterly and plans to meet again in November.
 - v. The committee would like the Board's input on the sign policy and the difficulty it poses in communicating events to the community, especially those who don't frequent Facebook. It was determined a banner on the fence of the pool would be a good way to advertise the event.
- c. Nominating – no report
- d. Audit – no report
- e. Budget – no report
- f. Maintenance – B. Simmons
 - i. Overall, there have been positive responses to the painting work being done by James Costello. There were a few concerns expressed by homeowners and Mr. Costello resolved those with the homeowners immediately.
 - ii. Four Season will be cutting back along the property line behind the 600s. A proposal for the work was submitted and accepted. Several homeowners in the area have inquired when the work will be done. One homeowner asked why it's paid for separately outside of normal service. The feeling is if it was maintained as it was in previous years, it would not be an issue. The homeowner felt it wasn't an issue until this year and that it was never something done as a separate job. J. Burleson stated it has always been paid for separately and was not done on a yearly basis. The area is overgrowth from McNaughton's property. Many residents in the past were dumping in the area. In the past, Shopes had been asked to clean up the area and that was done as a separate service from the regular lawn maintenance. J. Burleson is going to ask McNaughton if they have the boundaries marked that they can show the HOA and talk with them about keeping their property cut back.
 - iii. JL Ruth completed the rewiring on two of the three post lights that have not been operational. It required an electrician because the rewiring had to be done from the lights to the inside of the homes. JL Ruth is working with the third homeowner to reschedule and have the work completed.
 - iv. An advertisement for a second handyman was placed on the bulletin board by the pool, in the newsletter, and on Indeed.com.
- g. Publicity – M. Yagel
 - i. A draft of the fall newsletter was presented for review and feedback. The newsletter will be sent to Konhaus for printing and mailing.

8. Manager's Report – J. Davis

- a. Resale certificates were done for 750 and 814 Allenview.
- b. Emails and letters were sent to homeowners with balances due on their account to make them aware before the September invoice posts. One homeowner stated that it would be easier if there was the ability to have online payments.
- c. The insurance agent submitted new applications for the Employment Practices Liability Insurance (EPLI) to various carriers. The current coverage renews on 9/26, so there should be quotes coming in about 30 days prior to that date.
- d. 960 Allenview reported two shingles in need of repair. Titan Roofing had done the roof replacement, but is no longer in business. J. Davis reached out to Thomas DeRoos, former owner of Titan, who said he merged with Ryan's Roofing. Thomas said he would take care of the repair, but it has not yet been

done. J. Davis also sent a photo to Thomas of the shingles in need of repair. L. Godoy offered to reach out to Thomas since she knows him.

9. **Meeting Adjourned:** J. Burlison motions to adjourn the meeting and enter into executive session to discuss legal matters, J. Fogarty seconds, motion passes with all in favor. Meeting adjourned at 8:10 PM on August 24, 2021.

Next Meeting: September 28, 2021 at 6:30 PM, Daybreak Church Student Ministry Building