

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, November 23, 2021 at 6:30 PM
 Daybreak Church

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

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

Also in attendance: Jill McCabe and Marie Clark, homeowners, and Joann Davis, administrative manager

1. Call to order: Meeting called to order by M. Yagel at 6:31 PM.

2. Homeowner concerns:

Marie Clark, 564 Allenvue

Ms. Clark said there is a problem with cars parked in the visitor parking behind the 450-500 evens. There are people who park in visitor parking each day who live there. One of the cars does not have a current inspection. Someone is also throwing bottles and cans in the grass.

Ms. Clark also asked about leaf removal. J. Burleson stated the leaf removal is scheduled for the week of 11/29. The contract is the same as it has always been, which is for one leaf removal during the season. Ms. Clark would like to see leaf removal done more frequently. J. Burleson will look into the cost of more frequent leaf removal. There was discussion about some areas having noticeably more leaves than others, and the mowers being run right over the leaves. L. Godoy asked what the procedure is when encountering grass areas completely covered with leaves and if they should be moved in order to properly mow. A. Bowling asked J. Burleson to speak with them about these issues to see if they would be responsive to finding a resolution. M. Clark recognized it is a difficult neighborhood to maintain because of the layout. Ms. Clark said she believes the dues need to be raised so that we get what we pay for; she would be willing to pay for better service. She said Allenvue's dues are the lowest around. Whatever the board would decide is workable for the budget to give the services expected. J. Burleson said the feedback provided is important and appreciated.

M. Clark asked about the painting of their building as they were scheduled and it has now been delayed several times. Their building is going to be done in the spring of 2022.

Jill McCabe, 562 Allenvue

Ms. McCabe is concerned with the number of trash cans that are being stored behind townhomes on a consistent basis or left out on the road. L. Godoy stated the ACC did their first canvassing and they will be discussing as a committee the consistency with what is being checked. There have been letters sent out about trash cans. Once the new documents are implemented, residents will be required to number their trash cans, which will help identify those who are noncompliant. Ms. McCabe stated those left on common area should be removed, which has been done in the past.

Ms. McCabe expressed concern about the letter circulated by Deb Wallet and the points made, particularly regarding the board having more power to make changes. Ms. McCabe does not feel there is evidence of that in the new documents.

3. **Approval of minutes from the October 2021 meeting:** Motion to approve the minutes by J. Burleson, A. Bowling seconds, motion passes with all in favor.
4. **President's Report** – no report
5. **Treasurer's Report** – J. Burleson
 - a. The financials were reviewed. Our current process with receivables is showing positive results. Our operating results for the past ten months show that we continue to operate positively.
6. **Committee Reports**
 - a. Architectural Control – L. Godoy
 - i. ACC requests – no requests were received this month
 - ii. Other
 - 1) The plan is for the committee to canvass the neighborhood every two months. They will be meeting at the beginning of December to discuss consistencies when canvassing.
 - 2) After receiving several fines, the property at 627 Allenvue has shown improvement.
 - 3) 650 Allenvue is of concern and has received several fines because issues have not been addressed. The fine process will continue.
 - 4) A homeowner in a single-family home reached out regarding the fulfilling of a wish through Make-A-Wish foundation. They were presented with some alternatives to their wish, which involved travel, due to Covid concerns. One of the alternatives involves a backyard makeover, which could include things like a handicap accessible playground, a splash pad, or other items. The homeowner is wondering what kind of restrictions or flexibility the HOA may have. In particular, the homeowner asked about the potential to have a professionally installed splash pad in the backyard. The committee did not have a problem or concern with this. The Board does not have an issue as long as all Township ordinances are followed and it is behind the house within the yard. The homeowners would still need to submit a formal ACC request.
 - b. Recreation – no report
 - c. Nominating – E. Hansen
 - i. E. Hansen was in touch with two homeowners who expressed interest in the Board and wanted to find out more information.
 - d. Audit – M. Yagel
 - i. J. Burleson received a letter that the 2019 audit will be completed in the next few months. The company asked if the HOA wants an audit for 2021. J. Burleson will send out information for the board to review and approve.
 - e. Budget – J. Burleson
 - i. With some certainty, there will be a recommendation for an increase in dues. It's been four years since the last increase. The increases are relative to an aging community. A workable document will need to be presented to the board in December. The committee will need to look at where the costs are growing to determine the recommendation for increases.
 - f. Maintenance – B. Simmons
 - i. The painter is finishing up his initial contract as weather has permitted.
 - ii. The committee is still looking for a handyman.
 - iii. B. Simmons is working with Parvin Paving on a four-year plan for the lots.

- iv. Tree trimming should resume soon. Quotes for larger trees will be obtained now that the leaves are falling. E. Hansen asked about having the trees in the park looked at and assessed as part of a multi-year plan.
- g. Publicity – M. Yagel
 - i. M. Yagel is working on the winter newsletter.

7. Manager's Report – J. Davis

- a. Resale certificates were done for 2114 Beacon Circle, 508 Allenview Drive, and 323 Elgin Circle.

8. Meeting Adjourned: J. Burleson motions to adjourn the meeting and enter into executive session to discuss legal matters, L. Godoy seconds, motion passes with all in favor. Meeting adjourned at 8:05 PM on November 23, 2021.

Next Meeting: December 21, 2021 at 6:30 PM, Daybreak Church