

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, December 20, 2022 at 6:30 PM
 Daybreak Church

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
John Burleson	2023	X	X	X	A	X	X	A	X	X	X	
Lora Bueno	2023	X	X	X	X	A	A	X	A	A	A	
Marie Yagel	2023	X	X	X	A	X	X	X	X	X	X	
Alexandria Bowling	2024	X	X	X	X	X	X	A	X	X	A	
Lita Godoy	2024	A	X	X	A	A	L	L	A	A	X	
Emily Hansen	2024	X	X	A	X	X	A	X	X	A	X	
Jacob Fogarty	2025	X	A	A	X	A	X	X	A	X	A	
Sherry Lerch	2025	X	X	X	X	X	X	X	X	X	X	
Bryan Simmons	2025	X	X	X	X	X	X	X	X	A	X	

X = Present, A = Absent, V = Vacant seat, L = Leave of absence

Also in attendance: Joann Davis, administrative manager

1. **Call to order:** Meeting called to order by B. Simmons at 6:32 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the November 2022 meeting:** Motion to approve the minutes by J. Burleson, M. Yagel seconds, motion passes with all in favor.
4. **President's Report** – B. Simmons
 - a. Collection letters were sent to three homeowners from the attorney's office.
5. **Treasurer's Report** – J. Burleson
 - a. The financials from November were reviewed. Account balances remain strong and up from one year ago. Net income reflects the dues increase for 2022. Expenditures will continue to grow as we move forward with needed projects.
6. **Committee Reports**
 - a. Architectural Control – no report
 - b. Recreation – no report
 - c. Nominating – no report
 - d. Audit – no report
 - e. Budget – J. Burleson
 - i. A draft of the 2023 budget was presented. Dues will remain the same. J. Burleson is recommending a budget that will not be balanced based on the income. As an aging community, things we are doing prudently are necessary. The recommendation is to spend in order to get caught up with what needs to be done and get back in a regular rotation. The accounts are healthy enough to be able to do this. J. Burleson recommends the draft presented is the 2023 budget, M. Yagel seconds, motion passes with all in favor.
 - f. Maintenance – B. Simmons
 - i. The painter completed the painting for past years and partially completed the list for 2022. Those not completed will be added to 2023.

- ii. A snow blower was purchased with rubber paddles for smaller snow storms. J. Costello was hired as an HOA seasonal employee to remove snow and salt the main walkway when we are under the 3" amount for Four Season to come out.
 - iii. The concrete work is continuing.
- g. Publicity – S. Lerch
 - i. The winter newsletter was printed and mailed by Konhaus. The next edition will be spring 2023.
- h. Pool – J. Burleson
 - i. The pool committee met on Monday, December 12.
 - ii. There is a prioritized list of things that need to be done, but not all needs to be done immediately. Some items will be done by the handyman and some by a third party.
 - iii. The committee spoke with Roni Collier about the open pool manager position. She is interested in the position. The pool committee would like to offer her the position pending receipt of background clearances and completion of an application, M. Yagel seconds, motion passes with all in favor.

7. Manager's Report – J. Davis

- a. A single-family homeowner emailed for permission to have their motorhome in their driveway from 12/21-12/25 in order to prepare for an upcoming trip and plan around the predicted weather. The Board approved this request.

8. Meeting Adjourned: M. Yagel motions to adjourn the meeting and enter into Executive Session, E. Hansen seconds, motion passes with all in favor. Meeting adjourned at 7:30 PM on December 20, 2022.

Next Meeting: January 24, 2023 at 6:30 PM, Daybreak Church