

**THE ALLENVIEW HOME OWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**February 18, 2020**

**ATTENDING:**

In person (homeowners): Marie and Kirk Yagel, John Rieman, Lewis Regan, Bryan & Kim Simmons, John Burleson, Susan & Duane Herman, Kathleen K. Coffey, Ryan M. Keith, Debra K. Wallet, Roni Collier, Lori Caffarella, Jill McCabe, Joan E. Stokes, Clyde A Ross, Trish Connolly, Amber Ferree, Bernadette Thompson, Kerri Roeder, Debra Nock, Gregory Bowden, Deborah Graham, Margaret Kelly, Barbara Nace

By proxy (cards): O. Dale Wolgemuth (2), Daniel Inouye, Louise F. Lauffer, Teri LeForge, Brad Williams, Gayle Fugate, Marleen Karns, Patricia D. Lein, Deb Chehovin, David Dunn, Lawrence E. Edwards III, Carl Poffenberger, Norma Mortiz, Suzi Souder, Maryann Vespignani, James Klopp, Susan Lutz, Robert Grohman, Lynda Dorsey, Vicki Strawn, Anna Mae Wickard, Elaine Christianson, Marie Clark, Heidi Knaub, Pamela Thomas, Joni Warner, Rene Wood, Brett Lechthaler, Barbara Olsen, Richard Gordon, Brenda Chronister, Diana Pegg, Joseph Poboy, Alice Creager, Betty Dick (2), James. W. Walker, Edward & Patricia Sabo

*There were two proxy cards received, but not counted because there was no designated homeowner listed.*

*There was one proxy card received, but not counted because the designated homeowner was not in attendance.*

**Quorum of 88 not reached with 62 voting members. Therefore, nothing will be voted on during the meeting.**

**CALL TO ORDER:** Meeting called to order by B. Simmons at 7:05 PM, in the Community Room at Messiah Village. B. Simmons thanked the homeowners who came out for the meeting. He also thanked the Board of Directors for volunteering and working to help the community.

**OPENING COMMENTS:**

G. Bowden gave the results of the 2020 Board Election:

There were four open spots and four nominees; three 3-year terms and one 2-year term. Terms were determined by the number of votes received. Kerri Roeder, Gregory Bowden, Bernadette Thompson, Marie Clark, and Jill McCabe counted ballots on Sunday, February 15, 2020 at 2 PM at Jill McCabe's home.

3-year term: John Burleson (70 votes), Marie Yagel (61 votes) and Lewis Reagan (60 votes)

2-year term: Jacob Fogarty (58 votes)

There were no write-ins.

75 ballots were received.

B. Simmons thanked G. Bowden for his time on the Board.

*\*At the annual meeting, the totals given verbally were incorrect. J. Davis verified with G. Bowden, nominating chair, the totals and they are as listed above. The totals in the minutes match the totals that were turned in with the ballots. G. Bowden had reversed two names on the paper he used to report totals at the annual meeting.*

**APPROVAL OF THE MINUTES:**

A draft of the minutes from the 2018 and 2019 annual meetings were provided for homeowners to review, but cannot be accepted since there is no quorum.

**2019 COMMITTEE REPORTS & ACCOMPLISHMENTS:**

*Meg Kelly, Pool Manager:*

The 2019 season was a great year with a lot of positive feedback. M. Kelly is looking forward to another great season in 2020. The pavilion will be delayed due to budget reasons. There will be a picnic the weekend after Memorial Day. There will be a variety of events up at the pool. Please talk with the Monitors or contact me with any suggestions. M. Kelly would like to see the older members of the community out at the pool. The Pool Committee would like to host events

that would appeal to the older community. The pool committee is going to look at a number of issues for the upcoming season. M. Kelly expressed appreciation for the pool committee members: Trish Connolly, Karen Burleson, Roni Collier, and Lori Caffarella.

S. Herman asked who makes the determination on closing the pool. She took grandchildren to the pool a couple times and it was closed. The pool manager makes that decision, but this season it was open more than it had been in the past and was only closed due to bad weather.

D. Graham asked about adult swim and not having a lifeguard on duty. B. Simmons stated there were no lifeguards this year. M. Kelly stated there were adult swims throughout the 2019 season. The monitor was told if nobody was there by 7 PM to leave because there was no point paying them if nobody was swimming.

J. Burleson stated the pool was opened many more hours in 2019 and much more consistent in being open. J. Burleson feels the availability of the pool was greater this year. He mentioned there was a monitor that was tardy in opening the pool and will not be employed this upcoming season.

B. Simmons stated if there is a concern to let the Pool Manager know. Her contact information is in the pool information sent to residents and homeowners.

*Trish Connolly, Recreation Committee:*

The recreation committee has several events planned for 2020 and is always looking for more volunteers. B. Simmons stated T. Connolly along with other volunteers are really trying to get the residents in the community to come together. Any help is appreciated.

*Kerri Roeder, Publicity Committee:*

K. Roeder is the co-chair with M. Yagel. They work on the newsletter to get it out quarterly. They have added some new features to the newsletter and welcome suggestions.

*Bernadette Thompson, Architectural Control Committee:*

B. Thompson thanked committee members for their hard work: Lori Caffarella, Joan Stokes, Jennifer Burke, Vivian Williams, Susan Herman, Kerri Roeder and Jill McCabe. The committee meets each month, one week before the board meeting. The committee reviews requests received, comes up with a consensus opinion, and that is presented to the Board for a final decision. In 2019, the ACC met 10 times and reviewed 39 requests. 38 of the requests were approved and 1 was denied. The committee is working on putting together a comprehensive pictorial file of approved paint colors, door styles, etc. that we plan to add to the Association website, so that homeowners will have clearer guidelines when making exterior changes. The committee has also conducted periodic neighborhood inspections. The ACC concentrated on maintenance issues and exterior changes that were made without submitting a request for Board approval. Thank you to the many homeowners who readily complied when issues were brought to their attention. When a property is put up for sale the ACC is inspecting properties before the resale certificate is completed in order to make sure everything is compliant and concerns are noted on the resale certificate. The ACC could always use more volunteers.

*Bryan Simmons, Maintenance Committee:*

2019 was a challenging year for the maintenance committee. There was an unexpected sinkhole in a townhome parking lot, which was costly to fix. The committee was not able to fix the entrance islands as was hoped, but are now planning to address those in 2020. The committee will continue with the tree removal and replacement project. Survey responses indicate a split desire to keep trees for shade and remove them so grass will grow. There is a three-year plan with Parvin Paving to do the townhome parking lots. Concrete driveways and sidewalks that were in bad shape were redone. Locks were placed on the tennis courts in 2019 due to vandalism and the courts will need to be redone, which is a large expense. The townhouse painting for 2019 did not get done due to the weather, so the remaining buildings for 2019 will be done in 2020 as well as those on the list for 2020. Four bids have been obtained for lawncare.

K. Coffey stated that the HOA should research what will grow on the islands because it is a difficult environment. B. Simmons stated it is something that was discussed when getting bids from companies. K. Coffey stated the solar lights are not working. B. Simmons stated new ones are ordered and will be replaced. B. Simmons expressed appreciation to K. Coffey for the extra work she does to keep the entrance area looking nice.

D. Wallet asked about snow removal. B. Simmons stated the companies that gave lawncare bids are also bidding for snow removal. D. Wallet said for a while they had difficulty getting bids for snow, so this is good news.

D. Nock stated she realizes the snow removal policy, but is wondering what the policy is to deal with ice. B. Simmons stated that salting is expensive and with the one storm that was experienced, the weather forecast was for rain. The maintenance committee did not want to spend the money to have the salt washed away. Unfortunately, the weather did not happen as predicted and by the time the areas were salted it was later than preferred. J. Burleson stated the Board is very sensitive to ice concerns. Contractors want to salt all the time because that is most profitable for them and they will say so. It is hard to predict the weather with great accuracy. Last year we did a pretty good job to be more proactive with the salting. There are some bad hills in the townhome areas. We have discussed that with the contractors we are getting bids from.

L. Caffarella said that when ice is observed, the Facebook pages are not the way to communicate with the Board. Please call or email and the message will get to the Board.

*Marie Yagel, Audit Committee:*

An audit was done for 2017 and another will be done for 2019. Hamilton and Musser will be doing the audit again. Because our books are in such good order, they recommended doing an audit every-other-year rather than every year, which will save money. B. Simmons stated it was very thorough.

*John Burleson, Budget Committee:*

A copy of the budget was mailed to all homeowners. The pool was over budget for 2019, primarily because of the cost of painting the pool. The payroll was down \$4,000 this year with a much better product. The pool monitors worked out wonderfully. The cost savings was not done intentionally; it was to deliver a better product and it worked well. As much as we would like a pavilion, it may not be something we can afford with all that has to get done under maintenance. The bids we received were around \$20,000. It will stay on our radar. The audit of \$5,400 is in the budget to do the 2019 year. Legal fees were modestly up in the actual. The attorney has been very valuable in working with J. McCabe on the rewriting of the C&Rs and by-laws. The general expenses were expected and the norm. In the townhomes we have some deviations in areas, such as painting. The parking lot maintenance was unusually large last year due to the sink hole. Rest assured, we are healthy enough as an Association to take care of items that are unexpected and not budgeted for. Lawn care most likely will be over the budget because we don't know what to expect. We are working with new contractors and trying to identify what the cost will be. We will most likely end up with a one-year contract due to not knowing what to expect on our end or theirs. One new thing is the Township stormwater fee. Upper Allen initiated that and all homeowners are probably familiar with that. The reserve fund is not budgeted, but we show it. We used the reserve account this year for the sink hole. We have an account for townhomes and for general to help with unexpected items. We are fortunate to be strong in our accounts even though we spent more than we brought in. We also get additional revenue from fines, resale certificates, and initiation fees. We have had some bad debt expense due to bankruptcies. That is punitive in our ability to collect certain fees.

**UPDATE ON REVISION OF C&Rs:**

J. McCabe will be meeting with the attorney to finalize revisions and then take a draft document to the Board at their next meeting for formal approval. It will then be sent to homeowners for review. Most likely there will be a special meeting with the attorney present to answer homeowner questions. In order to adopt the new C&Rs, a total of 195 votes are needed. It is hoped that a vote will take place by the summer. B. Simmons expressed thanks to J. McCabe for the amount

of time she has put in the past couple of years in getting the C&Rs and by-laws rewritten. Everybody on the Board puts in a lot of hours each month because there is a great deal to do for the HOA. J. McCabe stated that while she has been meeting with the attorney, she appreciates the help of the other Board members and ACC members who have given input.

#### **HOMEOWNER CONCERNS AND QUESTIONS:**

John Rieman (314 Wister Circle) – When the C&Rs do go out for homeowner review, you may want to include a cover letter to explain the benefits of the updated C&Rs in order to get people out to the special meeting. You may also want a “block captain” for each section to solicit proxy votes.

Debra Nock (802 Allenvue) – What do block captains do about rental units?

*J. Davis could provide a list of rental units so that block captains only go to owner-occupied units.*

Deborah Graham (902 Allenvue) – There needs to be an impartial community representative who can make personal contact and then bring concerns and community information back to the Board. More items need to be posted for those who do not use technology. There should also be people who use resources to beautify the community.

*The board outside of the pool will be fixed up and utilized this year. There had been a gardening committee, but it is difficult to get volunteers.*

Debra Wallet (450 Allenvue) – Many people still have the large, yellow recycling cans, which do not have a top. Republic will not give residents smaller containers. Messiah Village was successful in getting Republic services to take back large containers and give smaller containers. D. Wallet said Republic told her it was a community effort by Lifeways to accommodate the residents. D. Wallet is willing to go to the Township as long as she has the authority of the Board.

*The Board will put that on their agenda and make a formal motion at their next meeting.*

Deborah Graham (902 Allenvue) – Some residents have a difficult time taking their trash and recycling behind their homes and around to the front. They could be stored at the front of the home behind the shrubs.

*The Board is not in favor of allowing trash and recycling to be stored at the front of the homes. The Board continues to enforce people storing their cans properly. They have also looked into alternatives for the trash and recycling cans, but have not found a good solution.*

Debra Nock (802 Allenvue) – If there was an email blast that homeowners could sign up for, that would help with communication.

*The Board will discuss it at their next meeting.*

Ryan Keith (303 Allenvue) – R. Keith thanked everyone for their volunteer service and specifically recognized M. Kelly and the work done at the pool. The move to the pool monitors was a positive change.

The meeting adjourned at 8:20 PM, February 18, 2020.

*Submitted by J. Davis*