

THE ALLENVIEW HOME OWNERS ASSOCIATION
ANNUAL MEETING
February 28, 2022

ATTENDING:

In person (29 homeowners): Kathleen Coffey, Ryan Keith, Sherry Lerch, Charles Honeywell, Marie Yagel, Emily Hansen, Bryan Simmons and Kimberly Dahlin-Simmons, John and Karen Burleson, Duane and Susan Herman, Lora Bueno, Roni Collier, Lori Caffarella, Jill McCabe, Joan Stokes, Melissa Hughes, Anna Fogarty, Jacob Fogarty (2), Alexandria Bowling, Danny McKeever (2), Bernadette Thompson, Vivian Williams, Kerri Roeder, Lita Godoy, Anastasia Polillo, Stephen Kline, Quentin Kushner, Timothy Dusart

By proxy (34 cards): Kalila Warner, David Dunn, Dan Russo (2), Lawrence Edwards, Bradley Parfit (2), O. Dale Wolgemuth (2), Daniel Inouye, Edward Lauffer, Miriam Smith, Gayle Fugate, Holly Gossage, William McCarthy, Thomas Wesner, Maryann Vespignani, Lynda Dorsey, Vicki Strawn, Anna Mae Wickard, Alan Christianson, Marie Clark, Justin Loh, Heidi Knaub, Jen Burke, David Yinger, Barbara Olsen, Brenda Chronister, Diana Unger, Beth Leslie, Cindy Engard, Debra Nock, Alice Creeger, Edward Sabo

*There were three proxy cards received, but not counted because there was no designated homeowner listed.
One proxy card was received, but not counted because the designated homeowner was not present.*

Quorum of 88 was not reached with 63 voting members. Therefore, nothing will be voted on during the meeting.

CALL TO ORDER: Meeting called to order by B. Simmons at 7:03 PM, in the Large Venue room of the Daybreak Church Multipurpose Building. 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:

E. Hansen gave the results of the 2022 Board Election:

There were four open spots and four nominees; three 3-year terms and one 1-year term. Terms were determined by the number of votes received. Meg Kelly, John Burleson, Karen Burleson, Lita Godoy, and Kerri Roeder counted ballots on Sunday, February 27, 2022 at 1 PM at Meg Kelly's house.

3-year term: Bryan Simmons (57 votes), Jacob Fogarty (53 votes), and Sherry Lerch (53 votes)

1-year term: Lora Bueno (52 votes)

There were no write-ins.

63 ballots were received with one ballot not counted due to the write-in lines checked with no names written.

APPROVAL OF THE MINUTES:

A draft of the minutes from the 2018, 2019, and 2020 annual meetings were provided for homeowners to review, but cannot be accepted since there is no quorum.

UPDATE ON THE REVISED GOVERNING DOCUMENTS:

Attorney Duane Stone

The new governing documents were accepted. The final step will be to file the documents at the courthouse once the remaining signatures are received. It must be done within a year from the vote, otherwise the process will start over again.

Regarding finances, this is the first time the HOA does not have litigation going on for debt collection. We do have payments plans for money owed to the HOA, or there are some in bankruptcy (which means you cannot do anything). We are in good financial standing. There is one person who owes money to the HOA due to a broken contract, which is being worked out.

Lori Caffarella, 542 Allenvue – Why was the second set of signatures needed?

The current governing documents were not clear and it was an issue that has never been seen. The issue could be litigated. There are arguments to say that is not what was intended, but it is not worth litigating the issue and better to go ahead and get the second set of signatures to jump through a hoop. It could have been done all at once, but wasn't something foresee with the current governing documents. We could argue we have the signatures on the envelopes and can attach them; it is a strong argument to make, but not worth the risk and expense, so the cheaper option is to get the signatures.

Tim Dusart, 954 Allenvue – Who helped to rewrite the documents? Also, how many people are outstanding in their dues (not including bankruptcies)?

Jill McCabe worked on the governing documents while on the Board and after she was no longer a Board member. She volunteered her time to work with the attorney and act as a liaison between the board and the attorney. The attorney did oversee everything and review everything. Regarding the number of people outstanding in dues it is lower than the national average. From a numbers standpoint, the HOA is financially strong.

Attorney Stone explained one of the recommendations is to fix the current documents so if he goes to court against a debtor, there is no wiggle room. Arguable, there currently exists some wiggle room. Mr. Dusart stated that the homeowners have all paid for that ambiguity. Attorney Stone said nothing is perfect, but the new documents are a good step in the right direction. They are now clear in the process and there can always be amendments made.

Stephen Kline, 846 Allenvue – Mr. Kline asked about the fines and the fine system.

It is laid out and very cut and dry in the new documents. It created due process; there's no real due process in the current bylaws.

2021 COMMITTEE REPORTS & ACCOMPLISHMENTS:

Meg Kelly, Pool Manager:

The 2021 season was a good season. Six parties were held and one is already booked for the 2022 season. You must have your pool card when you come to the pool; this will be strictly enforced this upcoming season. We are also looking to hire five monitors aged 21 and over.

B. Simmons stated cameras have been installed facing the pool and other common areas to deter vandalism. All board members are now required to complete a volunteer background check. Few people will access the film and it will be reviewed only when there is an issue. It is an added layer of security for the neighborhood.

Tim Dusart, 954 Allenvue – Mr. Dusart asked about key cards to be able to use the pool whenever a person wanted to. He also asked about the pay for monitors.

Several years ago, key cards were looked into. There was a great cost associated with that and it was determined not to be the best option. Pool hours were extended last year. The monitors are paid \$12/hour. It is more cost effective to have monitors rather than lifeguards. It was difficult to find certified lifeguards to hire and they were also young teens, not always enforcing the rules. Monitors are still needed for cleaning the pool and the bathrooms and making sure everything is functioning properly.

James Costello, 776 Allenvue – Mr. Costello asked about having someone on staff who knows CPR.

It was difficult to find certified lifeguards to hire and they were also young teens, not always enforcing the rules. The monitors are more willing to enforce the rules that are in place to make it safer. It is swim at your own risk.

Jill McCabe, 562 Allenvue – Please consider raising the age children are able to be at the pool by themselves. It was originally 15 and older and then it went to 12 and older, which is not appropriate and from a liability issue, isn't a good idea.

This will be something the pool committee will discuss.

Emily Hansen, Recreation Committee:

We had a fall festival the first Sunday of October and it was well attended. We plan to do that again. We plan to do a pool opening event. Please reach out if you are interested in helping.

Marie Yagel, Publicity Committee:

We send newsletters out about quarterly per year. We try to provide information about happenings in Allenvue as well as the surrounding community. The next newsletter to come out will have all the pool information and will come out in the spring.

Annie Polillo, 832 Allenvue – Will there be a yard sale held?

Yes, we normally hold it the same time as Winding Hill. When that date is known, we will post it on the Facebook page and include it in the newsletter if possible.

Lita Godoy, Architectural Control Committee:

The committee members were all recognized for their hard work: Susan Herman, Lori Caffarella, Emily Hansen, Vivian Williams, Bernadette Thompson, Marie Clark, and Kalila Warner. The ACC meets monthly to review submitted requests. The committee reviewed 68 requests in 2021 and only one was denied.

Melissa Hughes, 604 Allenvue – How much lead time is needed with a request?

Requests must be submitted one week prior to the monthly board meeting so ACC can review the request and take their recommendation to the board meeting.

Bryan Simmons and John Burleson, Maintenance Committee:

John Burleson commented on Four Season. He stated they have the same problems many industries have, which is a shortage of workers. Their performance had deteriorated. They do try to respond to complaints. Four Season also provides the snow removal. We had a problem with one snow that was a staffing issue, which impacted our removal. Your feedback matters. We do listen and we try do the best we can with what we have.

Anna Fogarty, 617 Allenvue – Ms. Fogarty asked for clarification on when to shovel sidewalks in the townhomes.

The rule has been 3", but we are trying to salt more often and clear even when it is less than 3", but we would not do individual sidewalks. It is best to always do your walkways when it is under 3" or even close to 3". The Board is trying to meet everyone's needs while also being financially responsible.

Jill McCabe, 562 Allenvue – Please put on the Facebook page what the removal plan is because it is hard to know whether or not to shovel.

That is a good idea. The Facebook page allows for quick communication when it is something timely, like shoveling.

Bryan Simmons reviewed the concrete plan. The upcoming year will include a large section of common area walkway to be replaced and the ends will have the ADA ramps. The concrete plan is a 4-5 year plan, which will include driveways as well.

Diller's has started trimming the smaller trees in the townhome areas. There is a plan for the larger trees to be done, including in the park, with another company.

The painting should get caught up this year for the townhomes so that the rotation is back on track. There are many homeowners who are long overdue to have their home painted.

The retention ponds are another area that the maintenance committee is going to have cleaned up.

Marie Yagel, Audit Committee:

Hamilton and Musser will be doing an audit of 2021. We have done it for 2017, 2019 and now 2021. The audits have all come back excellent and show that we are being fiscally responsible.

Melissa Hughes, 604 Allenvue – Is there is a policy for how much of a fund balance we are to have?

J. Burleson said his rule of thumb from a financial background is that 6 months of operating expenses is a healthy amount to have and we exceed that.

John Burleson, Budget Committee:

The dues have increased; we haven't had an increase in four years. We remain financially strong and good. Looking forward, many of these expenses coming are a result of an aging community. We do have our reserve funds that are not included in the budget. We will need to spend some of that in 2022 because we may exceed the budgeted amount. The HOA can afford to do that; we are financially able to do all of these things. Hopefully, it will be another four years before we have to increase the dues again. I think this board is planning well for the future. I think we are going to see a considerable amount of work being done this year with maintenance. The association is strong and we plan on remaining strong.

Stephen Kline, 846 Allenvue – Where do things like resale certificate fees, ACC fines, etc. show?

Those are not in the budget because they are unexpected and unpredictable income. It is in our financial statement under its own line item. Homeowners can request that statement to review. J. Davis will send a copy to Mr. Kline.

HOMEOWNER CONCERNS AND QUESTIONS:

Anna Fogarty, 617 Allenvue – Will there ever be another way to pay the HOA dues?

Right now, only paper check is accepted. However, homeowners can use Bill Payer to have a paper check sent by your bank automatically each month.

Quentin Kushner, 900 Allenvue – Are townhomes allowed to have solar panels?

The new documents allow them in the single-family homes, but not the townhomes. The shared roofs in the townhomes create an issue.

James Costello, 776 Allenvue – Mr. Costello stated he is the painter for the HOA and looks forward to doing more work this year.

Roni Collier, 526 Allenvue – Ms. Collier thanked the Board for all of the hard work they do.

Duane Herman, 2304 Foxfire Circle – Mr. Herman kindly thanked J. Davis for her work as the administrative manager.

The meeting adjourned at 8:25 PM, February 28, 2022.

Submitted by J. Davis