

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, February 28, 2023 at 6:30 PM
 Daybreak Church

Board Member	Term	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
Alexandria Bowling	2024	X											
Lita Godoy	2024	A											
Emily Hansen	2024	X											
Jacob Fogarty	2025	A											
Sherry Lerch	2025	X											
Bryan Simmons	2025	X											
John Burleson	2026	X											
Danny McKeever	2026	X											
Marie Yagel	2026	A											

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

Also in attendance: Roni Collier, pool manager and Joann Davis, administrative manager

1. **Call to order:** Meeting called to order by B. Simmons at 6:35 PM. He welcomed Danny McKeever as the newest member of the Board of Directors. The Board members took a moment to introduce themselves.
2. **Homeowner concerns:** none
3. **Officer Elections**
 - a. President – A. Bowling motions to nominate B. Simmons, D. McKeever seconds, motion passes with all in favor.
 - b. Vice President – B. Simmons motions to nominate M. Yagel, A. Bowling seconds, motion passes with all in favor.
 - c. Secretary – B. Simmons motions to nominate J. Fogarty with J. Davis continuing to take meeting minutes, A. Bowling seconds, motion passes with all in favor.
 - d. Treasurer – B. Simmons motions to nominate J. Burleson, A. Bowling seconds, motion passes with all in favor.
4. **Pool Manager – R. Collier**
 - a. The pool controller failed last year and Aqua Specialists loaned one to Allenvue for the season. The pool cannot open or operate without an operational controller installed. It monitors the pH and chlorine levels, as well as controls the application of Muriatic acid and hypo to the main pool; it maintains healthy chemistry in the pool. The board is in agreement it needs to be fixed and R. Collier should move forward with having the work done.
 - b. 8 monitors will be returning, 6 may return if they are able to get the hours they need, 2 have been unreachable. R. Collier discussed ways she might advertise for more monitors.
 - c. Monitors will submit clearances and be reimbursed for the cost at the end of the season.
 - d. Hours for regular swimming will be 11-7. There will be adult swim on Thursdays from 7-9 and pool parties will be 7-10.
 - e. R. Collier would like to have a flag to display when the pool is open to notify residents; if it's not flying, the pool is not open. The Board is in favor of this.
 - f. Concrete repairs are needed at the pool. A plumber is needed to do some work as well. R. Collier is also going to be contacting Aqua Specialists about tanks that are in need of moving. She will also be looking into tile repairs that need to be done.

- g. The pool committee proposed the guest policy to be two free guests per visit, per household and then \$3 per guest above that with no more than 10 guests per household, per visit. Pool cards will be tied to house numbers. Billing will occur at the end of the season. After much discussion, A. Bowling motions to accept the guest policy as proposed by the pool committee, E. Hansen seconds, motion passes with all in favor.
- h. The fee for the pool parties will remain at \$150, but will be increased to \$200 if a monitor is required due to the number of people in attendance in addition to the pool manager with a \$50 non-refundable deposit.
- i. R. Collier will look into training with the AED.

R. Collier exited the meeting

5. Approval of minutes from the December 2022 meeting: Motion to approve the minutes by J. Burleson, E. Hansen seconds, motion passes with all in favor.

6. President's Report – B. Simmons

7. Treasurer's Report – J. Burleson

- a. Receivables are significantly down as compared to this time last year. Accounts payable are also down. January was an uneventful month. Our challenges will be in the remainder of the year because it is necessary for us to spend more than what we are budgeted for. The lack of snow has helped with the budget.

A. Bowling exited the meeting

8. Committee Chair Appointments

- a. Architectural Control Committee – D. McKeever will consider taking on the role of chairperson. The Board agreed to hold off on nominating a chair until the March meeting.
- b. Recreation Committee – B. Simmons nominates E. Hansen, S. Lerch seconds, motion passes with all in favor.
- c. Nominating Committee – B. Simmons nominates A. Bowling, S. Lerch seconds, motion passes with all in favor.
- d. Audit Committee – B. Simmons nominates M. Yagel, J. Burleson seconds, motion passes with all in favor.
- e. Budget Committee – B. Simmons nominates J. Burleson, S. Lerch seconds, motion passes with all in favor.
- f. Maintenance Committee – J. Burleson nominates B. Simmons, S. Lerch seconds, motion passes with all in favor.
- g. Publicity Committee – B. Simmons nominates S. Lerch, E. Hansen seconds, motion passes with all in favor.
- h. Pool Committee – J. Burleson nominates R. Collier, E. Hansen seconds, motion passes with all in favor.

9. Committee Reports

- a. Architectural Control – J. Davis
 - i. 323 Elgin submitted a request for an exact replacement roof, which was approved.
 - ii. 924 Allenvue Drive submitted an emergency request for an exact replacement roof, which was approved.
 - iii. 2103 Foxfire Drive submitted a request for a replacement door with bigger windows and painted black. E. Hansen motions to approved, S. Lerch seconds, motions passes with all in favor.
 - iv. 2104 Beacon Circle submitted a request to update the landscaping at the front and side of their home. E. Hansen motions to approve, S. Lerch seconds, motion passes with all in favor.

- b. Recreation – E. Hansen
 - i. The committee will look into doing something in conjunction with the pool opening.
 - ii. There will be a yard sale in conjunction with the Winding Hills yard sale.
- c. Nominating – no report
- d. Audit – J. Burleson
 - i. We get an audit every two years and had one in 2017 and 2019. We should have had one in 2021, but Hamilton and Musser stated the Association may want to consider doing 2022. The cost for 2022 will be \$10,000. They did provide a cost analysis showing how previously, they underestimated the cost for the work done. J. Burleson asked about getting another quote or staying with Hamilton and Musser. The engagement letter has not been signed yet. The Board determined staying with Hamilton and Musser would be the best choice. S. Lerch motions to approve the engagement of Hamilton and Musser for the 2022 audit, E. Hansen seconds, motion passes with all in favor.
- e. Budget – J. Burleson
 - i. The tax return was completed and filed.
- f. Maintenance – B. Simmons
 - i. The concrete work is continuing. The approaching spring will start to increase the amount of work that will be getting done in the community. E. Hansen mentioned the grass in the park area will need attention. J. Burleson noted that concern to discuss with the landscapers.
 - ii. J. Burleson will talk with Diller's about getting more playground mulch.
- g. Publicity – S. Lerch
 - i. There will be a spring newsletter with pool information and graduates recognized.
- h. Pool – no report

10. Manager's Report – J. Davis

- a. Resale certificates were prepared for 818 and 940 Allenvue. It was noted on the resale cert for 940 Allenvue that a chiminea seen in the listing photo on the back patio is prohibited.
- b. A homeowner emailed regarding the storage of trash and recycling containers. Republic Services is no longer allowing bags; everything must be in an approved container. The HOA does not allow the storage of containers at the front of the home. The homeowner is asking for a solution for the townhome buildings that have steep hills behind their homes, making it difficult to pull the containers around for collection day. B. Simmons stated there has been prior discussion of various possibilities and there is no easy solution based on the geographical complexities of the neighborhood. J. Burleson said it will unfortunately be a problem forever.
- c. Board members submit criminal background checks for volunteers. They should be redone at a minimum of every 60 months. Anyone new to the board will be asked to complete a background check.
- d. A homeowner submitted a plan for a community garden project. The Township and attorney had been contacted regarding the possibility. J. Burleson stated the Association doesn't have any way to manage a communal garden regularly. It would require a 2/3 homeowner vote in favor of having a change like this. There are multiple reasons why this would not be a possibility in the community. The Board reviewed the information provided and determined this is not something to consider right now. D. McKeever suggested the homeowner take the plans to the Township to see about other options in the surrounding community. J. Burleson motioned to deny the request for a community garden project, D. McKeever seconds, motion passes with all in favor.

11. Meeting Adjourned: E. Hansen motions to adjourn the meeting and enter into Executive Session, J. Burleson seconds, motion passes with all in favor. Meeting adjourned at 8:20 PM on March 28, 2023.

Next Meeting: March 28, 2023 at 6:30 PM, Daybreak Church