

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, March 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	X										
Lita Godoy	2024	A	A										
Emily Hansen	2024	X	X										
Jacob Fogarty	2025	A	X										
Sherry Lerch	2025	X	X										
Bryan Simmons	2025	X	A										
John Burleson	2026	X	X										
Danny McKeever	2026	X	X										
Marie Yagel	2026	A	X										

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 M. Yagel at 6:33 PM.
- 2. Homeowner concerns:** none
- 3. Pool Manager – R. Collier**
 - a. R. Collier discussed with Aqua Specialists how to drain the water differently than what has been done. They are able to accommodate that request.
 - b. Aqua Specialist will provide pricing for a double-walled tank to store one of the chemicals.
 - c. R. Collier got pricing for the electrical box inspection.
 - d. A concrete company was contacted regarding repairs to be made at the pool and they provided a quote, breaking down all of the areas of concern.
 - e. Semoff Plumbing will do repairs of leaking.
 - f. Quotes were received to fix the tiles at the pool.
 - g. Another monitor was hired.
 - h. A pool party request was received.
 - i. E. Davis has been working on lighting at the pool. E. Davis found lights that project light down rather than out. One light was put in to see how it would look and it seems to be working well. There are a total of five lights. Board members were asked to look at the lights at the pool and provide feedback to determine how to move forward. Following discussion, A. Bowling motions to accept the recommendation of the pool committee for lighting, J. Fogarty seconds, motion passes with all in favor.
- 4. Approval of minutes from the February 2023 meeting:** Motion to approve the minutes by J. Burleson, J. Fogarty seconds, motion passes with all in favor.
- 5. President's Report – M. Yagel on behalf of B. Simmons**
 - a. After consulting with Attorney Stone, the Board of Directors is able to approve the annual meeting minutes from past meetings. Directors should have reviewed the minutes sent to them via email prior to the meeting. Motions will be taken separately for approval of the 2018, 2019, 2020, and 2022 minutes. There was no meeting in 2021 due to COVID. The 2023 minutes will go to the next annual meeting for approval; if there is no quorum those will be approved at the following regular meeting of the Board of Directors.

- i. Motion to approve the 2018 minutes by J. Fogarty, A. Bowling seconds, motion passes with all in favor.
 - ii. Motion to approve the 2019 minutes by J. Fogarty, A. Bowling seconds, motion passes with all in favor.
 - iii. Motion to approve the 2020 minutes by J. Fogarty, A. Bowling seconds, motion passes with all in favor.
 - iv. Motion to approve the 2022 minutes by J. Fogarty, A. Bowling seconds, motion passes with all in favor.
- b. J. Davis will submit the minutes to the webmaster for posting on the website.

6. Treasurer's Report – J. Burleson

- a. The balances remain strong. The major expenditure so far has been for the pool. Otherwise, it has been uneventful.

7. Committee Reports

- a. Architectural Control
 - i. J. Fogarty nominates D. McKeever as ACC chairperson, A. Bowling seconds, motion passes with all in favor.
 - ii. 604 Allenvue was approved for a new sunroom door.
- b. Recreation – E. Hansen
 - i. The yard sale will be held on Saturday, May 6 at 8 AM in conjunction with Winding Hills. An event was posted on the official Facebook page. There will be something in the newsletter. Ads will be placed in the usual places closer to the event: YardSaleSearch.com, PennLive.com, Craigslist, and The Savings Guide
- c. Nominating – no report
- d. Audit – M. Yagel
 - i. There will be an audit for 2022 and the process has started with gathering information.
- e. Budget – no report
- f. Maintenance – J. Burleson
 - i. The lawncare company is supposed to begin soon with spring cleanup, which will include mulch delivery in April.
 - ii. Concrete work is continuing on the walkways.
 - iii. Good's Tree Care has a contract to start trimming the trees.
- g. Publicity – S. Lerch
 - i. The Board reviewed the draft of the newsletter and provided feedback.

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 603, 772, 786, and 834 Allenvue.
- b. J. Davis requested to change the 8/22 meeting date to the week before or after. The Board was okay with this request. J. Davis will check with the church regarding availability.
- c. The new bylaws state the annual meeting is to be held within the last three months of the calendar year. The Board agreed November would work best. J. Davis will check with the church regarding availability the week of November 13th. The Board also discussed concerns regarding sound and the noise of the fan in the room that has been used the past two years. J. Davis will reach out to the church about those concerns to see if they can be addressed.

9. Meeting Adjourned: J. Burleson motions to adjourn the meeting and enter into Executive Session, J. Fogarty seconds, motion passes with all in favor. Meeting adjourned at 7:23 PM on March 28, 2023.

Next Meeting: April 25, 2023 at 6:30 PM, Daybreak Church