

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, October 18, 2023 at 6:30 PM
 Daybreak Church

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

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

Also in attendance: Joann Davis, administrative manager; Ryan Neumyer of Esquire Association Management

1. **Call to order:** Meeting called to order by B. Simmons at 6:30 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the September 2023 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. Ryan Neumyer of Esquire Association Management had submitted a proposal to the Board for review. A transition fee was paid for Mr. Neumyer to review the governing documents thoroughly. The Board was given the opportunity to ask any questions or voice any concerns. Assuming a January 1, 2024 effective date, a letter would go out to homeowners around the first week of December. The rate charged will be locked-in for a period of two years. The majority of Associations do not have an increase in rate after the two years. Any proposed increase would be included in the budget, which will be given to the Association in October. There will be a team of three managers that will serve as a point of contact. If hired, Mr. Neumyer will attend the Annual Meeting to make a presentation and answer questions.

Mr. Neumyer exited the meeting

The Board discussed the previous presentation from years ago by PMI, a recent presentation from McNaughton Property Management, and the presentation by Esquire Property Management.

M. Yagel motions to hire Esquire Property Management, L. Godoy seconds, motion passes with all in favor. J. Davis will contact Mr. Neumyer to begin the transition process.
5. **Treasurer's Report – J. Burleson**
 - a. The financials remain healthy as we near the end of 2023 and look ahead to 2024.

6. Committee Reports

- a. Architectural Control – D. McKeever
 - i. ACC requests to be approved
 - 1) 534 Allenvue submitted a request to replace their front door, all windows, and back door. M. Yagel motions to approve the request, S. Lerch seconds, motion passes with all in favor.
- b. Recreation – E. Hansen
 - i. The block party was held on Sunday, October 1 from 3-6 PM and was successful.
- c. Nominating – L. Godoy
 - i. The nominating chair will submit the nominations to J. Davis for the ballot, which will be sent to Konhaus for printing and mailing.
- d. Audit – M. Yagel
 - i. The audit has been completed, a management representation letter was signed and returned. A final copy of the financial statements will be issued. Everything came back as satisfactory with no concerns.
- e. Budget – J. Burleson
 - i. The budget for 2024 was presented. After review, M. Yagel motioned to adopt the budget, L. Godoy seconded, motion passes with all in favor. The budget will then be presented at the Annual Meeting for approval by a majority vote.
- f. Maintenance – B. Simmons
 - i. Diller's sent in a proposal for removal of dead trees in the townhome area and trimming of trees, which was reviewed by the Board and accepted by the maintenance committee.
- g. Publicity – S. Lerch
 - i. J. Davis will reach out to Ryan Neumyer of Esquire Property Management to find out the process of how newsletters are created and distributed.

7. Manager's Report – J. Davis

- a. J. Davis reviewed the Election Committee and Annual Meeting information found in the revised bylaws.

8. Meeting Adjourned: M. Yagel motions to adjourn the meeting, S. Lerch seconds, motion passes with all in favor. Meeting adjourned at 8:46 PM on October 18, 2023.

Next Meetings:

Annual Meeting – November 13, 2023 at 7:00 PM, Messiah Village

Monthly Meeting – November 28, 2023 at 6:30 PM, Daybreak Church