

**Allenview Homeowners Association (AHOA)**  
**Board of Directors Meeting**  
**August 24, 2010**

**Attending:**

Debra Wallet	Duane Herman (President)	Daniel Beigh
John Rieman	Sean Quinlan (Absent)	Isabel Heath
Betty Fitzpatrick	Vacant	Linda Morrissey
		Rob Grohman (Manager)

Call to Order: The meeting was called to order by Duane Herman at 6:35 PM in the Board Room at Messiah Village.

Homeowners' Concerns: Eileen Arnold of 614 Allenview, and Kevin and Joy Ruch of 604 Allenview were present to discuss the replacement of the roofs on their building. Mr. Ruch would like to put together a spreadsheet with the 9 bids he has received and he would like to present it to the other homeowners in a group meeting the weekend of 10/1. Ms. Arnold agreed to wait until that weekend to solve the issue. The both agreed that they would follow through with whatever the majority of homeowners agreed too.

Review of Minutes: Betty made a motion to approve the July minutes with minor corrections; the motion was seconded by Jack, the motion passed unanimously.

Pool Report: Rob handed out the pool from Dave Zangrilli. Jack asked about the hiring of the new pool manager and who was the final candidate hired. Duane explained that it was Mr. Bedard of 736 Allenview. There was discussion about the hiring process that was used, the fact that Mr. Zangrilli was retiring and wanted to train someone prior to retiring and that the Board only meets once a month, email and telephone calls were used to make the decision.

Isabel and Debra both requested that we review the hiring process; both were against the current hiring process.

Treasurer's Report: Betty Fitzpatrick discussed the P and L sheets for July 2010 and August MTD. There was a question about the amount of lawn treatment in the General Operation fund, Rob explained that all of the cost was entered into the General Fund by mistake and that only 25% of the total is supposed to be in the General Fund and the rest in the Townhouse Fund.

President's Report: Duane Herman gave a report about on an upcoming meeting at the school district building for the Autumn Chase development proposed to be built behind Allenview. He urged everyone to come to the meeting. Duane also discussed the survey proposal for the East side property line. The two proposals we had were:

Junkins 2755.00 and 445.00 to survey the east line and power lines  
Navaro & Wright 2875.00 and 1100.00 for the east line and power lines

Isabel made a motion to move with the Junkins proposal; Betty seconded the motion, the motion passed

Architectural Control Committee: Debra Wallet gave a report.

1. Brandt - 456 Allenview has submitted a request for a block area behind her townhouse. The ACC was not sure if the area would be on some common area but it would be a good improvement to remove the overgrown bushes. After some discussion Betty 2<sup>nd</sup> the motion and the motion passed, Isabel abstained from the vote.

2. Debra discussed a complaint against 805 Allenvue for noise, tires in front of the townhouse, white stone in the garden area, and excessive cars. Rob sent a letter to the homeowner.
3. Debra also gave an update on a previous ACC request where the ACC was going to approve the change but the owner had to use a full view storm door. The homeowner was happy to use the door the ACC recommended.

Publicity: No report.

Recreation Committee: Isabel questioned a fall activity such as a soup and book sale we have previously had. Isabel will get in touch with the past recreation chair to get details about having another sale this fall.

Maintenance: Betty Fitzpatrick discussed the parking lot paving. The parking lots would be completed in September; the contractor is waiting for the weather to cool down. Jack said he talked to the township about the retention ponds. The township suggests that the association cut the ponds and not try to make any changes. The changes in code would force the association to make very costly upgrades. Jack also handed out a color map of the community and said that the maintenance committee would be using it to "section" of the property for bidding and budgeting purposes.

Nominating Committee: No report was given.

Audit Committee: Jack distributed his audit report (filed with minutes), a concern for an outstanding check raised in July was not addressed and was still outstanding. Rob explained that the check was in the month of April folder and was not involved in the May audit. Jack explained that he needed the info sooner to present his report.

Budget Committee: Betty gave a report. The budget committee met briefly to discuss the budget. The committee will meet again in September and have a preliminary budget for the September meeting.

Managers' Report:

1. Unpaid Charges: Rob reported that several large accounts have paid due to sales. He asked the Board for permission to retain another attorney to aid with collections. Permission was given to approach another attorney.
2. Violation updates:
  - a. 327 Camper is gone
  - b. 538 Boat, Rob spoke to the owner and sent a letter about not keeping the boat in the driveway over 24 hours.
  - c. 730 Allenvue slide is gone.

Old Business:

1. Drainage pipes (rust and maintenance problems) will be discussed in the spring.  
(OPEN)
2. 903 Allenvue Boat
3. 782 Allenvue Rear fence fire

New Business:

Meeting Adjourned:

Next Meeting: The next meeting will be held on Tuesday, September 28, 2010, at 6:30 PM in the Board Room at Messiah Village.

Respectfully submitted by:  
Rob Grohman