

Alyson Pond HOA, Inc.
Board of Directors Meeting Minutes
May 18, 2011
7:00 PM – Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President/Treasurer), Paul Martin (Architecture), Rory McDermott, Bill Pappas (Facilities Chairs), Mimi Raub (Secretary), Matoka Snuggs (Charleston Management Representative)

Absent: Social Chair – board position is vacant

Others Present: 3 Homeowners in person

- I. The meeting was called to order at 7:00 pm by Adam Gartenberg (President). A Quorum was designated by the Board of Directors and homeowners present.
- II. There was a motion by Bill Pappas and seconded by Jenipher Riddle-Wilson to approve the minutes from the March 16, 2011 HOA Board Meeting. The minutes were approved as previously published.

Open forum for the homeowners: Two new neighbors (Karsh Fourham & Shelby Becker) attended the meeting and were welcomed. The HOA Board Members introduced themselves and offered a brief explanation of their roles and responsibilities.

III. Committee Reports:

Architectural: Paul Martin

Paul announced the Yard of the Month winners and a discussion ensued regarding the selection of one winner vs. having a tie. Paul explained multiple winners were chosen by the scoring system currently in place and that it does allow for more homeowners to be recognized. Opinions were voiced that perhaps this would diminish the sense of recognition when shared with another homeowner. Paul will review the guidelines and explore changes to the selection process.

- Some discussion followed about the Yard of the Month award being made year around.
- One letter was sent regarding a boat parked in the street.
- One architectural approval was made for tree removal.

Facilities: Rory McDermott , Bill Pappas (Facilities Chairs)

- The pool will open on May 21st.
- It was noted that there is often considerable debris in the parking and recreational areas. The trash receptacles will be moved to encourage appropriate disposal of the debris.
- Complaints were voiced about dog waste and dogs being off leash in the recreational area and disturbing the geese and ducks. A discussion followed regarding the purchase and placement of two dispensers for dog waste bags. Bill made a motion for the purchase of the dispensers and Jenipher Riddle-Wilson seconded the motion. The motion carried and Matoka Snuggs (Charleston Management) will arrange for the purchase and installation.
- The Community Message Board was revisited. Cost and placement was discussed and a motion was made by Mimi Raub to proceed with the purchase and placement as discussed. Rory seconded the motion and the motion carried. Matoka Snuggs (Charleston Management) will arrange for the purchase and installation.
- Bill shared the details of the hardwood floor repair and a motion was made by Jenipher Riddle-Wilson to replace the floor. Paul Martin seconded the motion and the motion carried. Bill will contact the contractor to arrange for the work to be completed.

- Some problems with the entrance lights persist in spite of all the bulbs being replaced. The electrician will be contacted to make the necessary repairs. The security light at the rear of the clubhouse will also be checked and repaired as the sensor is no longer working.

Social Committee:

- Work is being pursued for a the development of a pool party. Another event requiring planning is the July 4th Parade. Suggestions for other activities were made to increase community connection, i.e. movie night, newcomer event, adult evening events and joint activities with Durant Trails.

IV. Unfinished Business

- A smoking area has been designated and will be set up on the patio of the clubhouse.
- The gate leading to the designated smoking area from the pool will need to be accessible with the current key, thus a lock will be installed and appropriately keyed.
- Pool rules were revisited and any concerns or violations should be reported and a letter will be sent to the homeowner regarding the concern.
- A Master Plan Meeting will be determined and announced.

V. New Business

- The brush and trees around the pond will need to be cleaned up especially in the area of the dam to maintain the integrity of the dam. The cost will be \$1510. Jenipher Riddle-Wilson made a motion to proceed with the work, the motion was seconded by Bill Pappas and the motion carried.

VI. Financial Report

- The financial comparison for March and April was provided for the Board in the Management Update by Charleston Management on 5/11/2011. There was no discussion.

VII. The next meeting of the Alyson Pond HOA will be on July 20th at 7:00 pm.

VIII. Meeting adjourned at 8:17pm

Submitted by Mimi Raub, Secretary