

**ALYSON POND HOA, INC.
BOARD OF DIRECTORS MEETING
JULY 18, 2012**

7:00 PM – CLUBHOUSE

Meeting Minutes

Homeowner Forum

I. Call To Order - Designate Quorum

Meeting was called to order by the President at 7:18pm.

Present:

Adam Gartenberg

Paul Martin

Rory McDermott

Nathan Scarlett

Jenipher Riddle-Wilson

Karsh Fourhman

Erica and Chuck Penny

Matoka Snuggs

II. Approval of Prior Meeting Minutes

Meeting minutes from the prior meeting was approved by all board members via email prior to today's meeting and has been posted on the Alyson Pond HOA website.

III. Committee Reports

Architectural

A homeowner had a tree on a neighbor's property removed without consent and without prior HOA approval. Tree removal should be approved first by submitting a request to the Architectural review board.

The July Yard of the Month was awarded and announced on the Alyson Pond HOA blog. First place goes to Andrew and Jami Visocan of 8404 Waynesboro. Second place was awarded to Frederick and Elizabeth Hull of 8501 Bluebill. Third place was awarded to Stephen and Carly Scholz of 8405 Yucca.

Facilities

The large tunnel slide on the playground was stolen around July 2. A police report was filed. A replacement slide has been ordered and will be installed in the coming weeks. The cost was above our insurance deductible so a claim is being filed by Charleston Management.

There have been several clubhouse rentals with late night parties that have disturbed homeowners near the clubhouse and have left the facilities a mess.

The landscaping at the Litchford Rd entrance is in bad shape and needs work. The landscaper has been contacted and will install new plants and weed the area very soon.

Social

Kristen was not available to give a full report, but the success of the July 4 neighborhood parade and poolside refreshments was agreed by all.

III. Unfinished Business

The tennis courts will be resurfaced at the end of this month.

Erica will be putting together the quarterly newsletter. Everyone is invited to send her ideas and information to be included.

V. New Business

- The monthly cleaning service currently in use for the clubhouse does not seem sufficient. Problem areas and possible solutions were discussed. The floors never seem to be completely cleaned, cabinets, baseboards, doors need to be wiped down. Matoka will speak with the current service provider about the quality of the cleaning. She will get a quote for increasing the frequency to twice per month, and will also get quotes from an alternate cleaning service.
- Several people have noticed an increase in number of yellow jackets around the pool. Matoka will have an exterminator come see what can be done.
- Matoka and Adam have been getting quotes for repainting the clubhouse (inside and out), the pool pergola, and the pumphouse. The need for also repairing several sections of rotten exterior trim and molding was also discussed. No specific quote was approved at this meeting.
- Security – Adam has met with a police officer about the theft of the playground slide. The main recommendation was to install lighting around the playground area. Quotes have been received for installing lights for this purpose (\$1500). There will be a light that stays on overnight, and also two motion activated lights. The lights will be situated such that they do not shine directly towards neighboring houses. A motion was made and approved to purchase and have installed the lights for the playground area. A No Trespassing sign is also needed in the front parking lot.
- A concern was raised about an area of raised concrete in the sidewalk in front of the clubhouse that is a trip hazard. Matoka was asked to have someone do the repair.
- To help avoid future Clubhouse rentals from being a disturbance for neighboring home owners, Adam passed out proposed changes to the rental agreement and a new reminder checklist to be left on the counter for renters to find when they arrive at the clubhouse. A policy change was also proposed to limit the hours for clubhouse use to 8:00am to 10:00pm. All guests must leave and music turned off by 10:00pm. The renter must have the clubhouse cleaned and locked up by 11:00pm at the latest.
- To help renters with the cleaning, the HOA will replace the current cleaning supplies (broom, mop, etc). Nathan will purchase these items.
- A motion was made and approved to purchase 3 new barstools (as replacements), new decorative plants and framed art for the clubhouse. Erica will purchase these items.
- A motion was made and approved to have new fabric screens installed around the tennis court. The current screens are ripped in several places. The quotes received are both around \$1100.
- The short divider rope in the pool has been coming loose. We need to check in the pumphouse to see if the old lane divider rope is there and could be used to make a new short divider rope.
- The website still lists the old board member names. Nathan will send updates to the web administrator to correct this.
- Several neighbors have reported seeing foxes in the neighborhood. Everyone is encouraged to be cautious.
- There is a program from the City of Raleigh offering matching grants of up to \$1000 for community improvement projects. Ideas discussed to take advantage of this program included new shade structures over the playground, a community garden, new mailboxes, leveling of the picnic table area.

- The quantity of folding chairs in the clubhouse was discussed. It was agreed that we should replenish the chairs lost over the years to bring the total back up to 36 (currently 22). There are 6 folding tables. Nathan will look into storage options and work with Matoka to purchase new chairs.

VI. Financial Report

The current balance of the all accounts was read out by the Treasurer.

VII. Confirm Next Meeting Date – Sept. 19

VIII. Adjourn

Meeting was adjourned at 8:30pm.