

**ALYSON POND HOA, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2012**

7:00 PM – CLUBHOUSE

I. Call To Order - Designate Quorum

The meeting was called to order at 7:05pm by Jenipher Riddle-Wilson.

Board Members Present:

Matoka Snuggs
Kristen Mitchell
Nathan Scarlett
Erica Penny
Paul Martin
Jenipher Riddle-Wilson
Karsh Fourhman

Homeowners Present:

Jamie Visocan
Eve Pender

Homeowner Forum

A homeowner came to the meeting with concerns about a covenant violation letter received for work done without approval. She received a letter about the need for lawn renovation a few months ago. She has recently had her lawn renovated with new sod and a small decorative retaining wall. She received a letter today about the retaining wall being done without architecture committee approval. The homeowner expected a phone call or more friendly letter to ask about the architecture review form. She felt the letter she did receive was offensive and did not show appreciation for the time and money spent on improving her lawn. Other homeowners raised concerns that letters are being sent citing improvements without approval, while several other homes are in very poor condition and have been for years. Several present voiced the opinion that we want to be more neighborly and communicate more directly.

Paul asked that we at a future meeting review the letter template/formats. Matoka is requested to bring sample letters for us to review as a board at the next regular meeting.

Jenifer apologized on behalf of the board for the obvious negative impact of the letter.

II. Approval of Prior Meeting Minutes

A motion was made to approve minutes of previous meeting by Erica, seconded by Paul and was approved.

III. Committee Reports

Architectural

One homeowner will be notified of non-compliance due to a project started and not completed.

Facilities

ClassAct did not clean door glass during the monthly clubhouse housekeeping. They were contacted and have taken care of the problem.

Social

Halloween party and trunk or treat went great and was well attended. A bounce house was rented and hot dogs and drinks were provided. 15 residents decorated their trunks for the trick or treaters and lined up in the clubhouse parking lot.

Social committee plans to have a holiday party, and a Santa brunch.

There was a discussion about the idea of using pictures from Halloween in the newsletter and possibly putting the newsletter online as well as in print.

Some offered the idea of having a Alyson pond Facebook page. Decision was not to have any official Facebook page.

IV. Unfinished Business

Clubhouse, pool pergola, and pumphouse painting, and stonework repair was approved via email. The bids selected were from Certapro and Joe Meeks.

Erica read aloud the email from Adam which he sent today before the board meeting.

There was a lively discussion about suggestion to cut down the tree by stairs on the embankment by the pond. The stairs are not usable do to presence of a tree that has grown into the stair path. Several people were against cutting down the tree and instead are in favor of planning new location for stairs in master plan. Matoka will get quotes for both tree removal and for tearing down existing stone stairs and building new stairs in alternate location. No suggestions for alternate stair location were offered. Further discussion on this topic were tabled until quotes are available at next regular board meeting.

V. New Business

There was a discussion about the need for more light in parking lot. Erica will check to make sure there are no streetlights burnt out. Jenipher suggested a new flood light to illuminate the side parking lot. No motions were made for any action on this topic.

The board briefly discussed the rules for non-board member homeowner presence at meetings. Homeowners are welcome in board meetings until the start of Financial Report, but are asked to remain as observers in board discussions not directly involving them.

Nathan raised concern about need to repaint and/or repair tennis court door and fencing. He will send a picture to Matoka to get quotes.

VI. Financial Report

Account balances were read out by treasurer.

VIII. Management Report

Matoka discussed history of modifications to lawn letters. She explained legal reason and necessity for sending letters of covenant violation.

There was a discussion about the process used by Architecture chair for notifying homeowners of unapproved improvements. A decision was reached that the first letter sent in this case will be revised to be friendly and should show appreciation to homeowner for time and money spent on improvements.

The board discussed the need to not repeat the mistake from last year where lawn care businesses were named in letters sent to homeowners about lawn care violations.

Erica raised the question, what was the criteria for letters sent July/Aug this year regarding lawn maintenance non-compliance? Is the criteria that the lawn should be green and cut, or does it include some type of grass vs. weed percentage? Paul responded that the main criteria is the lack of turf or bare spots that will result in soil erosion.

VIII. Confirm Next Meeting Date – January 16

Confirmed the next meeting date is Jan 16 2013. This meeting will not be the Annual Meeting.

IX. Adjourn

Meeting adjourned 8:26pm.

Minutes submitted by Nathan Scarlett