

Alyson Pond HOA
Board of Directors Annual Meeting Summary
May 15, 2013
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Nathan Scarlett (Secretary), Erica Penny (Secretary), Paul Martin (Architecture), Karsh Fourhman (Treasurer), Matoka Snuggs (Charleston Management)

Not Present: Kristen Mitchell (Social), Rory McDermott (Facilities)

Homeowners: 5 present in person and 14 present by proxy

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. A motion was made and carried to approve the minutes as submitted of the Jan 18, 2012 Annual meeting. The minutes of the Mar 20, 2013 Board Meeting were previously approved via email and have been posted on the Alyson Pond website (<http://www.alysonpond.com/BoardDirectors.htm>).
- III. Introduction of the HOA Board of Directors
 - Each board member introduced themselves by name, address, and Board position.
- IV. President's Report
 - A lot of improvements and activity in past year:
 - Resurgence of social activities
 - Branch out – very positive feedback
 - Lots of other community/family activities
 - Tennis resurfacing (was time to do it)
 - Replaced tennis windscreens
 - Pool resurfacing (was time to do it, more cost effective than repainting)
 - Painting of clubhouse (inside and out) and pumphouse
 - Painting of pergola
 - Replacement of some concrete in sidewalk and brick circle out front
 - New dishwasher
 - (Sadly) – replacement slide for playground
 - Lights by playground to increase safety (always on and motion sensor)
 - Welcome committee
 - New chairs and barstools for clubhouse
 - Bathroom mats replaced

Adam thanked the current Board members for their time and contributions. Special thanks were given to Rory and Kristen as noted below, although neither were able to attend this meeting.

- Rory – stepping down after many years on board, coordinated landscaping
- Kristen – out of town today, but continuing as social chair. Very positive feedback on activities run in past year

Adam gave the following reminders:

- Upkeep – lawns, mailboxes, weeds growing in cracks out by street
- Pick up after dogs, let us know if doggie-bag station is empty
- Changed clubhouse rental time to end at 10, clean and out by 11, and must be cleaned before leave (do not wait until next morning)

The following upcoming initiatives were highlighted.

- Master plan
 - Paths around playground
 - Clubhouse kitchen needs updating (cabinets, appliances)
 - Clubhouse floor – needs replacement.

- Tennis backboard
A possible weekend project for volunteers or perhaps a Eagle Scout group, plans are available online for a do-it-yourself plywood wall for solo tennis practice

Safety Concerns

- Community watch - A second initial meeting is planned for next Wednesday to get informed about the program and gauge interest in the community.
- Personal/home safety course has been offered by an Alyson Pond homeowner
- Call 911 if you see bright lights on by playground at night.
- Slow down when driving through the neighborhood. Keep our neighborhood safe.
- Some homeowners have expressed desire to install Slow Down signs in front yards near the curb. There was a brief discussion about ways to help with problem of people speeding through the neighborhood. Strategies discussed included Kids at Play signs (portable, bright yellow, temporary), speed bumps, stop signs. Suggestion was made to make coxindale/yucca 3 way stop. Several people agreed this would help with speeding on Coxindale past Yucca, but would not help with speeding cars on Yucca. Most in attendance agreed slow down signs in front yards would not help in the long run and were not ideal.

V. Financial Report

Karsh Fourhman stated that 4 homeowners were past due. The current balances of the HOA financial accounts were read aloud. No financial concerns were raised.

VI. Committee Reports

- Architectural – Jennifer Magee and Larry Deckard were thanked for their help on the Architectural Committee. Yard of Month program was highlighted. This has been done every month for last 2.5 years. More and more competition over time has been seen. On the negative side, a handful of homes continue to have problems with upkeep even after repeated notices.

New streamlined Architectural Change approval form was created this past year. Increase in number of change approval requests was seen. 13 requests last year, 22 this year.

Architectural Guidelines were reviewed and updated last year and are posted online.

- Social (Kristen Mitchell was not present)
- Facilities (Rory McDermott was not present)

VII. Homeowner's Forum – open for comments

- One homeowner asked about email list for social notifications. Let Adam know if you want to be added. You can send email to info@alysonpond.com to request being added to the Alyson Pond email distribution list. Everyone is encouraged to do so to keep informed (and reminded) about upcoming events throughout the year.
- One homeowner asked if there have been problems with kids from other neighborhoods coming to use our pool? The pool lock was changed last year to help avoid easy access to those without a key. The new lock uses the same key, but is an improved lock.
- Discussion about misuse of tennis courts (large group with teacher from AP). Some homeowners were frustrated that a single homeowner would sometimes use both courts to teach a tennis class.
- Discussion about skateboarders in clubhouse parking lot, pranks, pool fence damage, litter in the Clubhouse parking lot, wire across road. The suggestion was made and seconded by several homeowners to add surveillance cameras around the pool and clubhouse, to be sure we know who is causing the damage. It was agreed this would be pursued.

VIII. Unfinished Business

None was discussed.

IX. New Business

Nathan Scarlett requested that the Clubhouse cleaning service Class Act be asked to mop the floor twice during the monthly cleaning services.
No other new business was raised.

X. Board Elections

5 positions carrying a two year term were vacant.

The following nominations were made:

- Erica Penny nominated Adam Gartenberg, Jenipher Riddle-Wilson, Nathan Scarlett
- Nathan Scarlett nominated Nancy Elsam

A motion was made and carried that the nominations be closed.

A motion was made and carried that the nominated persons be elected by acclamation.

XI. IRS Resolution 70-604

A motion was made and carried to resolve that any excess over the expenses of the budget year be applied against subsequent tax year of member assessments.

XII. Other Business

No other business was brought up.

XIII. Adjourn

The meeting was adjourned at 8:10pm.