

Alyson Pond HOA
Board of Directors Meeting Minutes
March 19, 2014
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Karsh Fourhman (Treasurer), Matoka Snuggs (Charleston Management), Nathan Scarlett (Secretary), Kristen Mitchell (Social), Paul Martin (Architecture)

Not Present: Nancy Elsam, Jenipher Riddle-Wilson (Vice President), Erica Penny (Secretary)

Homeowners: One homeowner was present

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. The minutes from the Jan 2014 meeting were approved as submitted.
- III. Homeowners Forum
 - a. Brenda expressed concern about kids playing hockey on the tennis courts which is damaging the surface of the courts. She also was concerned about seeing kids around the neighborhood playing with realistic looking airsoft rifles which are illegal in Raleigh city limits.
- IV. Committee Reports
 - a. Architectural
 - i. 4 or 5 architectural requests have been submitted this quarter so far, all approved.
 - ii. Yard of the Month recognition still ongoing to provide recognition of homeowners paying extra attention to the appearance of their landscaping.
 - iii. Paul mentioned one property on Iman has required repeated covenant violation letters and may need further action from Charleston Management.
 - iv. Paul hopes to get group of interested homeowners together to review and update the community master plan for updates and upgrades to the common areas. Ideas include irrigation system for common area lawns around playground and pool.
 - b. Facilities
 - i. Paul suggested to put some defensive measure in place around entrance to protect flowers from the deer. He recommended deer netting.
 - c. Social
 - i. Kristen plans to have the Easter holiday bonanza again this year. This will be on April 19 from 11:00am to 2:00pm.
- V. Unfinished Business
 - a. A motion was passed to spend \$400 to install a new light to illuminate the lower parking lot.
 - b. Adam will send the community directory survey templates to Matoka.

- c. Several volunteers offered to help with planning and overseeing clubhouse renovations. Adam will call a meeting in the next few weeks to get the project started.

VI. New Business

- a. Kristen, Paul, Eric, and Karsh will be finishing their current terms on the board at the next meeting (Annual Meeting).
- b. Kristen offered to arrange refreshments for the upcoming Annual Meeting.
- c. Charleston Management received legal advice concerning the ownership and maintenance responsibilities for the Wheeling Dr extension. The road is a private road not maintained by the city of Raleigh. The property was originally intended to be deeded over to the HOA by the developer but by apparent oversight, this was never done and the developer still holds the deed to this land. A motion was approved to send a letter to the developer requesting that this property be formally transferred to the HOA.
- d. A motion was approved to write down our Accounts Receivable line item in our ledger. Matoka had suggested doing this to simplify our finances, because the A/R line item is no longer needed.
- e. A homeowner requested that the bent streetlight next to the Litchford Rd entrance be repaired.

VII. Financial Report

- a. The finances are in order. Account balances for Checking, Reserve, and A/R were provided and reviewed.

VIII. Management Report

IX. Confirm day and time for next meeting: May 21 (Annual meeting)

X. Meeting was adjourned at 8:07pm.