

**Alyson Pond HOA
Board of Directors Meeting Minutes
January 21, 2015
7:00pm at the Alyson Pond Clubhouse**

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Matoka Snuggs (Charleston Management), Nancy Elsam (Secretary), Zachary Tunstall, Erica Penny (Newsletter and entrance landscaping), Nathan Scarlett (Facilities), Karsh

Not Present: Melissa Faulkner (social)

Homeowners: Audrey Becher, Stuart Elliot, and Janet Peterson

- I. The meeting was called to order at 7:35pm by Adam Gartenberg and a quorum was designated by the Board.
- II. A motion was made to approve the prior meeting minutes sent via email; it was seconded and they were approved.
- III. Homeowners Forum
Concerns, questions and comments were addressed in regard to the Wheeling Drive extension paving and landscaping plans. Board listened to the concerns and described how the issue has been looked into by an engineer and shared the results of that discussion. Secondly, questions were asked on the timing of a clubhouse renovation. Adam stated it originally was to begin in January 2014, but was on hold until the Wheeling Drive issue was resolved.

IV. COMMITTEE REPORTS:

Social

- Holiday Party was a success! The Chairperson has resigned. Adam stated she would send out an email to see if someone is interested.
- Janet Peterson said she would be our new Welcome Wagon person. She will welcome new neighbors.

Facilities

- Adam and Erica met to talk about landscape proposal to enhance the Wheeling Drive extension. Beth already removed debris and is on hold for now.
- Most economic fix is to plant wax myrtles to continue what is already there and then mulch around it. It will make it look "on purpose".
- Thermostat went out (insulation had been sucked into the blower).
- Transition strips from floor to tile at clubhouse entrance were fixed by Nathan.
- Little library kiosk was installed.
- Concerns about bottles with fishing line being placed in the pond. Homeowner will get a note that the police will be called if it is witnessed.
- There was a bike stolen in the front of one house in neighborhood – reminder to keep your stuff safe.

Architectural

- No report this time.

Financial Report

- Motion was made, seconded and approved by the Board to merge the Reserve Account with the Master Plan account in order to simplify financials.

Unfinished Business:

- Wheeling Drive – After extensive discussion on proceeding with repaving immediately or postponing until absolutely required, Board decided to have a conference call to answer some more questions and get a better understanding as to how to go forward with the paving. Nancy made motion to go ahead with the Wheeling extension landscape plan from Beth; Erica seconded and the Board approved.
- Clubhouse renovations – we need to establish a Budget at next Board meeting.
- Swimming instructions – There has to be at least one “resident” student in each swimming lesson. Lessons should never displace existing swimmers.
- Tennis – Reservations are limited to one court only. Lessons on one court at a time and at least one student shall be a resident.
- Ants – We will wait until after the renovations to potentially change pest control companies.

New Business

- Directory – Only 1/3 responded on first pass. We will send out a new email reminder to have residents fill out information.
- Recent death in neighborhood – Adam will follow up with husband to see if he wants meals, etc...

Management Report

- Matoka reported that the HOA is not liable for swimming/tennis lesson issues as long as we are not receiving any money.

Confirm day and time for next meeting: Wednesday, March 18, 2015

Meeting was adjourned at 8:50pm.