

**Alyson Pond HOA  
Board of Directors Meeting Minutes  
March 18, 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

**Homeowners:** Celeste \_\_\_\_\_, Stephen \_\_\_\_\_, Gerry \_\_\_\_\_

- I. The meeting was called to order at 7:05pm by Adam Gartenberg and a quorum was designated by the Board.
- II. Minutes will be forwarded by email to Board after editing for approval.

**III. Homeowners Forum**

Question was raised if Alyson Pond can have someone take care of the streets for snow removal? The answer is no because they are State maintained roads.  
Celeste came in and inquired about social functions. After discussion, she showed interest in the Social Chair position. Erica made a motion to have Celeste fill the vacant position of Social Chairman, it was seconded and approved by the Board.

**IV. COMMITTEE REPORTS:**

**Social**

- New Social Chairman Celeste will try to organize an Easter Egg Hunt for the neighborhood children.

**Facilities**

- Beth did the landscaping at the Wheeling extension and has kept the front looking nice. She also took care of branches that fell on common areas.
- We had to replace hot water heater and the HVAC system (approx \$7,000 payment will hit in March) right during the cold spell. They were original and overdue for replacement.
- It was pointed out there may be some missing shingles on the roof towards the front of the clubhouse.

**Architectural**

- One request for tree removal on Wheeling drive was approved.
- A letter will go out to a property on Yucca about delayed house repair.

**Financial Report**

- Ending account balance on CD is \$15,513.77; checking \$14,903.00; Cap Reserves \$45,668.86.

**Unfinished Business:**

- Wheeling Drive – Nathan and Adam did an inspection since this winter's cold weather. Due to the fact there will not be incrementally more expense to wait a few years, we are going to delay re-paving now.
- Clubhouse renovations – action plan and budget needs to be set. Committee needs to be established. The consensus is to have a budget of \$20,000. Adam will reach out to community to see if anyone is interested in running the committee. If no one steps up then Nathan will head it up. It was mentioned wireless speakers would be nice to be included in the renovation.

- Storage is an issue in clubhouse. Matoka is going to get an estimate to order and install a ceiling attic pull down staircase and 4 sheets of plywood so we can utilize attic. It will be locked so there will not be an issue of abuse.

### **New Business**

- Annual meeting preparation – Celeste will bring snacks and Emily will obtain door prizes.
- A neighbor has requested we look into re-surfacing the tennis courts. We just did it two years ago, so Adam and Nathan will inspect them.
- We are going to combine the newsletter with the Annual homeowners meeting flyer this year. It should go out around April 20.

### **Management Report**

- The pool is opening the week before Memorial Day.
- As of March 10 there are eight properties overdue on dues.
- Two properties need to be put on foreclosure. Erica made a motion to go ahead with foreclosure notices to the two delinquent homeowners. It was seconded and approved by the Board.

**Confirm day and time for next meeting:** Wednesday, May 20, 2015

**Meeting was adjourned at 8:45pm.**