

Alyson Pond HOA
Board of Directors Meeting Minutes
Annual Meeting, May 20, 2015
7:00pm at the Alyson Pond Clubhouse

I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.

II. Minutes from the 2014 Annual Meeting were approved

III. President's Report - Adam Gartenberg

A lot of improvements and activity in past year:

- Continued increase of social activity
- Community Little Library

Thank you to board members who have left/leaving

- Paul
- Nancy
- Melissa

New in the past year:

- New Facebook page – Thank you to Melissa Faulkner for setting up.
- New social chair – Celeste Reinholtz
- Little free library
- Improvements in landscaping at front entrance
- New heating/AC system and water heater
- Wheeling extension
 - Neatened up, put down mulch, put in wax myrtles to fill out what had been there originally
 - Decision of board was not to proceed on repaving at this time

Changes:

- Updates to community guidelines around landscaping and tree removal; updated architectural request form
- Addition of swimming and tennis lesson policy
 - 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.
- Clubhouse rental policy – changed so no back-to-back rentals (e.g., no Fri/Sat or Sat/Sunday rentals)

Vandalism

- Kids have been caught
- Security cameras have helped in this incident, and also an incident with people trespassing in pool area at night.

Member Directory – Only heard back from ~1/3 of residents

Reminders:

- Upkeep – lawns, mailboxes, weeds growing in cracks out by street
- Pick up after dogs, let us know if doggie station is empty
- Speeding through neighborhood
- Tennis courts – only for tennis, not hockey, roller skating, scooters

Upcoming initiatives

- Master plan
 - Kitchen and Clubhouse Floor
- Wheeling Extension

IV. COMMITTEE REPORTS:

Architectural

- The architectural committee currently is made up of Board members.
- Not many non-compliance letters, in part due to positive reinforcement

Social

- Looking to bring adults and kids together
- Looking forward, there will be events for July 4th, for the pool opening or closing, Halloween, and a holiday party
- It was suggested that we have one person plan out adult activities and someone else plan for kid events

Facilities & Newsletter

- Erica Penny is working with the landscaper. They are now using deer off spray by the entrance and are neatening up and doing the spring planting

Financial Report

- All financials are in order. The current balances of the HOA financial accounts were read aloud. No financial concerns were raised.

V. NEW BUSINESS

- Clubhouse renovations – Looking to replace floor, kitchen area, possibly other improvements to inside
- Wheeling Extension

VI. UNFINISHED BUSINESS

- No unfinished business was discussed.

VII. BOARD ELECTIONS

- 4 positions carrying a two year term were open
- Celeste Reinholtz, Adam Garteberg, Nathan Scarlett, and Jenipher Riddle-Wilson were nominated for the Board.
- A motion was made and carried that the nominated persons be elected by acclamation.

VIII. 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.

IX. ADJOURN

- The meeting was adjourned at 8:05 pm