

**Alyson Pond HOA
Board of Directors Meeting Minutes
January 20, 2016
7:00pm at the Alyson Pond Clubhouse**

Present: Adam Gartenberg, Matoka, Jennifer Riddle-Wilson, Jen Decourcy, Celeste Reinholz, Janet Pederson, Erica Penny, Brenda Rolland

Homeowner's Forum:

I. Rental rules – Discussion about number of people living at a property and number of cars parked in front of a home. HOA has very limited scope to enforce rental regulations. Matoka suggested reporting the concerns to the City of Raleigh

II. Tennis courts – Lights are not working, Matoka will check on this to reset the timer. Discussion about tennis court repairs were brought up. Adam explained that the tennis courts would require a special assessment

III. Clubhouse renovation – Discussion about clubhouse renovation to be continued at the conclusion of the meeting. Planning is underway and will select flooring, cabinet, and countertops after meeting.

IV. Swim Lesson Policy – a letter was sent from a homeowner expressing concern about swim lesson policy. The board agreed that after lengthy discussions last year and plenty of ample notice that the swim lesson policy will remain in place this swim season.

V. Approved prior meeting minutes

Committee Reports:

Architectural:

- One fence approved

Facilities:

- Basketball net replaced
- Toilet seats in bathrooms will be replaced
- Holiday decorations have been taken down and stored in clubhouse
- Security camera near playground will be replaced
- Vents and grates on doors of pool clubhouse are rusted, planning to look into fixing this

Social:

- December event had a good turn out and went smoothly
- Some discussion held on next event – possibly a chili cook-off, will depend on completion of clubhouse renovations

Unfinished Business:

- Clubhouse renovations – committee will review samples at end of meeting and will select flooring, cabinetry, and countertops. Renovation will begin ASAP. This renovation will not affect dues. The renovation options range from \$15,000-\$25,000 depending on selections.

- Annual Meeting on May 18th – this will also be the special assessment meeting for the tennis courts. Discussed other options to possibly avoid special assessment such as having a single court, having no tennis courts. There is concern that although tennis courts are not currently a safety hazard, they will be soon. A noticed of this special assessment will go out in April with annual meeting information. The approximate cost will be \$80,000.

New Business:

- Fireworks: The city regulations have a “quiet enjoyment” section which requires an 11pm cutoff. We should contact the city if this is being violated. We voted to create an HOA guideline that states “Quiet in the neighborhood at 10pm”
- Financial Report: \$19,000 in checking and \$62,000 in reserve
- Plumbing work for pool – not yet complete
- Outstanding dues – one home has outstanding dues
- New homeowners – we have three new homeowners
- Next meeting – March 16th