

Alyson Pond HOA  
Board of Directors Meeting Minutes  
September 27, 2017  
7:00pm at the Alyson Pond Clubhouse

**Present:** Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Erica Penny (Treasurer), Matoka Snuggs (Charleston Management), Celeste Reinholtz (Social), Nathan Scarlett (Secretary), Rory McDermott (At-Large)

**Not Present:** Chris Lawrence (Architectural)

**Homeowners:** 6 additional homeowners present

- I. The meeting was called to order at 7:04pm by Adam Gartenberg and a quorum was designated by the Board.
- II. Homeowner Forum
  - Board members introduced themselves.
  - A homeowner asked if tree removal and replacement requirements are still in place and being enforced? The board confirmed the same rules still exist in our covenants requiring architectural change approval for tree removal.
  - Concerns were raised about tree removal on Wheeling that left 3 large tree trunks on side of road. Was this tree removal approved?
  - Concerns were raised about the amount of runoff and sediment from ditch at end of Wheeling that empties into pond. Matoka to follow up with pond management company to find out what options exist for measuring or monitoring sediment in the pond.
  - Update requested on tennis court construction. The board is proceeding with recommended additional drainage and work will begin tomorrow 9/28/2017.
  - Concern about using old basketball pole. The board will look into cost of replacing the pole during the court reconstruction.
  - Concern raised about storage of fencing and tennis screen and net in the open for safety.
  - After questions about details of recommended drainage work, we reviewed drainage ditch recommendation from GeoTech report.
  - After drainage ditch is installed they will wait at least 2 weeks. Court reconstruction will take a couple of weeks and then the courts will need to cure for about a month.
- III. Approval of Prior Meeting Minutes
  - The minutes of the July 2017 Annual Meeting were approved as submitted.
- IV. Committee Reports
  - Architectural
    - There have been a number of change approvals and several still pending. Violation letters have been sent out for parking of boats and cut limbs left out in driveway for an extended period of time.
  - Facilities
    - Discussed possible need to replace clubhouse roof in the future due to age and worn appearance.
    - Discussed future landscaping changes at entrance due to traffic signal poles. Layout will remain as is for now.
    - Discussed need to power wash pergola and pool deck.
    - Matoka to look into grinding down high edge of concrete on pool deck for tripping hazard.
    - Nathan to call security camera installer to have camera rewired after ant infestation destroyed wire insulation.
    - Discussed need to recoat or replace metal picnic tables due to corrosion.
  - Social
    - Halloween party coming up on Oct 28. Planning needed.
- V. Unfinished Business
  - Tennis and Basketball Court Reconstruction

- i. This item was already discussed during homeowner forum.
- VI. New Business
  - i. Motion approved to accept option from CourtOne to add 4" stone base under new asphalt of basketball court at cost of \$2,583.
  - ii. Postponed planned discussion regarding solar panel guidelines to next meeting.
- VII. Financial Report
  - Finances are in order. Account balances are as follows as of Aug 2017
    - i. Checking \$20,795
    - ii. Reserve \$133,414
    - iii. A/R \$9,118
  - \$120 currently delinquent on special assessment.
  - \$4000 currently delinquent for 1H17 dues.
  - Budget review
    - i. Reviewed proposed budget for 2018
    - ii. Discussed the need to raise dues to build up reserves. Limited by covenant to maximum of 5%.
    - iii. Motion approved to raise dues 5%. All of the increase will go to reserves.
    - iv. Motion approved to accept budget as proposed with addition of 5% increase to dues, with increased funds directed to reserves.
- VIII. Adjourn

The meeting was adjourned around 8:00pm.  
Next meeting Nov 15