

Alyson Pond HOA
Board of Directors Meeting Minutes
March 15, 2017
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Erica Penny (Secretary/Facilities), Nathan Scarlett (Secretary/Facilities), Matoka Snuggs (Charleston Management)
Not Present: Rory McDermott (At-Large), Celeste Reinholtz (Social)
Homeowners: Four additional homeowners present

- I. The meeting was called to order at 7:05pm by Adam Gartenberg and a quorum was designated by the Board.
- II. Homeowner Forum
 - One homeowner asked how to request approval for building/installation of a new shed. Homeowners are directed to alysonpond.com where they can find the Homeowner Guidelines and Architectural Approval Form. The Architectural Approval Form provides instructions on what type of information to include, as well as which neighbors should be asked to sign the form before submission.
 - One homeowner asked if we would be open to allowing residents to keep chickens (hens only) for eggs. Matoka informed that Durant Trails is currently in the process of writing guidelines for possible adoption in their neighborhood. Consensus was to at least wait for conclusion at Durant Trails so that we can review the rules they adopt before we consider further.
 - A concern was raised about a loud and aggressive dog left outside restricted only by an invisible fencing system. Neighbors walking by with their dogs trigger aggressive barking behavior. The concern is that it is possible the dog may decide to come through the invisible fence barrier in such situations. Discussed options such as requiring the owner to be within hearing to attend to such situations when the animal is left contained only by an invisible fence. No decision was reached at this time. Matoka will forward sample language from another HOA for new rules to be possibly adopted in the future.
 - One homeowner asked if we had planned for an annual electrical safety inspection at the pool. Matoka indicated this had already been scheduled and will be performed each year going forward, as we expect new city rules to require such inspection in the near future.
- III. The minutes of the January 2017 Board Meeting were approved as submitted.
- IV. Committee Reports
 - Architectural
 - i. One homeowner is in violation due to changes being made without submitting an Architectural Change Request form. After review, the changes would be approved but change request form still must be submitted by the homeowner.
 - Facilities
 - i. Erica is following up with Beth (landscaper) to have already planned work to remove dead/unhealthy junipers removed from beds at clubhouse along Coxindale Dr.
 - ii. Discussed issue with erosion along hill by the playground. Agreed to ask Beth to go ahead with plantings along pool fence at top of hill and reseeding on the hill as soon as possible.
 - iii. Discussed a concern raised at a previous meeting about need for better stairs leading from playground to top of the dam, or possibly a hand rail. The board will consider improvements after the tennis court reconstruction is completed.
 - Social
 - i. We discussed the need to recruit more volunteers to help organize social events as this is a lot of work.
- V. Unfinished Business
 - Tennis Courts

- i. At the March 1 2017 special called meeting, a special assessment of \$350 per home carried by the required 2/3 majority of homeowners either present or by proxy.
 - ii. Court One has been notified we plan to go forward with the work and will be sending us an updated contract for final approval. Contract will be sent to the board for review and approval.
- Traffic Light
 - i. A new traffic light is being installed at the Alyson Pond entrance from Litchford Rd. The new light should be complete no later than the end of April to help with increased traffic from the new Spouts shopping center.
 - ii. Poles installed at intersection corners are immediately in front of the Alyson Pond entrance signs and partially obscure the signs. Some damage has been observed on the sign lettering after installation of pole support cables.
 - iii. The city has said in email it is willing to work with us to move the pole placement if at all possible later on, but deeding land to the county would likely be a lengthy process. For now, the priority is to get signals operational to help with traffic as the new shopping center opens.
 - iv. The board plans to wait for traffic light installation to be completed and all options considered before spending significant money on landscape changes or entrance wall changes.

VI. New Business

- Annual Meeting coming up May 17 2017. Celeste, Adam, Nathan, and Jenipher's terms are expiring. Also there is one open 1 year position.

VII. Financial Report

Finances are in order.

- Checking Mar \$25,991
- Reserve Mar \$62,042
- A/R Mar \$4,065

VIII. Adjourn

The meeting was adjourned at 8:15pm.