

Alyson Pond HOA
Board of Directors Annual Meeting Minutes
May 31, 2017
7:00pm at the Alyson Pond Clubhouse

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

Not Present: None

Homeowners: Thirteen additional homeowners present

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. The minutes of the May 2016 Annual Meeting were approved as submitted.
- III. President's Report
 - Website hosting service has been replaced with self-service WordPress to allow easier updates and save money.
 - Entrance lighting has been replaced with LED lights and new lighting contract.
 - Tennis and basketball court renovations have been approved and are getting started today but will take a couple of months to complete.
 - Electrical grounding work will be done soon to ensure our pool remains safe and compliant with any new safety regulations.
 - Traffic light is being installed by the city at the main entrance on Litchford Rd.
 - Shrubs growing at water's edge along the pond dam have been cleared to protect the integrity of our dam.
 - Bids from multiple landscape companies are under consideration to fix erosion problems on the hill between the pool and the playground.
 - Pool management company ownership change resulted in lower maintenance fees for our neighborhood.
 - Hoping to start planning social events a year out at a time to make finding volunteers to coordinate events easier.
 - Approved plan to allow ad-hoc community events to use the clubhouse (such as during snowy weather).
 - Expect to increase annual dues each year at allowed rates of increase (6%) to build reserves in order to avoid special assessments for large maintenance items in the future.
 - Reminders
 - Kids under 14 must be accompanied by someone at least 18 years old.
 - Please respect private property at the ends of the dam and around the pond.
 - Boats are allowed on the pond but electric motors or paddles only.
 - Tree removal requires architectural change request approval. Refer to <http://alysonpond.com> to find the homeowner guidelines and Architecture Change Request forms.
 - Please clean up after your dog when out walking.
 - Consider replacing your mailbox if it is looking worn
 - Please consider joining the Alyson Pond Facebook private group. The group is for community news and information sharing. Advertisements and solicitation is not allowed.
- IV. Financial Report
 - Finances are in order. Liabilities and Equity totals as of April 30 are \$124,361.95
- V. Committee Reports
 - Dead shrubs have been removed along Coxindale around the pool parking lot. Working on a plan for the entrance, but waiting for the traffic light to be completed. Working on a plan to fix erosion seen on hill between the playground and pool.
 - Please join us for Alyson Pond Ladies' Night Out!

- Pool party planned for June 11th. Will have bounce house, DJ and food!
- VI. Homeowner Forum
- Concern was raised regarding use of fireworks off and on throughout the year. Note that HOA has already adopted policy to limit fireworks to before 10pm.
 - Request was made to re-pave the Wheeling Drive extension.
 - Request was made for better landscaping along the common area strip of land on right side of Wheeling extension. Noted that HOA is responsible for maintenance of that strip of land, but agreement reached has only been to replace dead plants and do periodic weeding. Our landscaper will be reminded to check on the area.
 - Request was made to not allow e-cigarettes (vaping) at the pool. Adam believes we already cover this in our non-smoking policy but needs to check. Will follow up at next HOA meeting.
 - A homeowner asked if the security cameras around the clubhouse are recorded for later review in case it is helpful after an incident. Yes the cameras are recorded.
 - A homeowner reported that they received a letter from Department of Natural Resources about a year ago stating that the dam was at risk due to shrub and tree growth. The homeowner no longer has the letter. The HOA board also received this advice from our pond management company and has already had the growth cut down along the dam. Also, the engineer that reviewed the area in preparation for the tennis court reconstruction reported the dam was in good condition.
 - A homeowner asked what is the policy regarding swimming lessons at the pool. Lessons for swimming or tennis must include at least one resident as a student in the group, and must not take priority over other residents using the facility.
- VII. Unfinished Business
- None
- VIII. New Business
- Board Elections
 - Open positions: 4 positions carrying a two year term and 1 position with a one year term
 - Nominated: Celeste Reinholtz, Jenipher Riddle-Wilson, Nathan Scarlett, Adam Gartenberg, and Chris Lawrence
 - All nominated were elected by acclamation.
 - IRS Resolution 70-604 – Motion to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. Motion was approved.
- IX. Adjourn
- The meeting was adjourned at 7:53pm.