

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

Present: Adam Gartenberg (President), Erica Penny (Treasurer), Matoka Snuggs (Charleston Management), Chris Lawrence (Architectural), Nathan Scarlett (Secretary)

Not Present: Jenipher Riddle-Wilson (Vice President), Celeste Reinholtz (Social)

Homeowners: 14 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. Homeowner Forum
 - Is it planned to paint or power wash the entrance sign? We do plan to move lettering and update landscaping after tennis courts are settled. We plan to refurbish entrance sign at that point.
 - Concerns raised about condition of tables and chairs around pool. Need cleaning, repair, replacement.
 - Also at the pool, the seam along the waterline around the pool needs to be re-caulked.
 - Concern raised about city proposal to widen Falls of Neuse road from 540 north to go from 4 lanes to 6.
 - Concerns raised about negative, harmful and threatening comments made on AP Facebook page.
- III. Tennis Courts Update
 - Update from Adam:
 - i. When construction work was started, the ground under courts was too soft to allow construction. French drains were installed per soil engineering report. Follow up by Court One indicates ground is still too soft/wet to proceed right now with reconstruction. We are now past the window to proceed with construction this season and will need to wait until at least spring to resume construction/paving.
 - ii. The board would now like to open discussion for other options, in case it is not possible to complete tennis court reconstruction in the spring.
 - iii. One possibility is that even after drying over winter, the courts may need additional stone base thickness, further raising the project cost.
 - iv. Other possibilities: grass field, volleyball, reformatting of playground.

The following points were raised during the open discussion:

- Question raised if all assessments have been paid. Answer is yes.
- Would funds be redirected, refunded, etc if courts are not rebuilt for some reason? Assessment funds are only available for court project as voted on in special assessment, and so would have to be returned if the court project was not executed.
- Is it an option to pour concrete over courts instead of paving? We will ask one of the court construction companies for an opinion on options with concrete.
- Note that if we do not proceed with court repair, we would have to pass a special vote by community to approve removal of tennis court amenity.
- Rough estimate from landscaper to landscape area was around \$15k, after the courts are removed and backfilled with earth.
- A suggestion made to possibly put one tennis court where basketball court is now, and create basketball court in solid area of existing tennis courts.
- Question asked how much have we already spent? Estimate is about \$20k (soil engineer, drainage, Court One initial work)
- Concern about leaving area in rough state that it is in. Looks bad and doesn't feel safe. Matoka will ask for quote for to put chain link fencing back up, otherwise we need to put up thicker screen around area.

- Question asked about how much water appears to be draining from court area.
 - How much would it cost to change the courts to a grass field? Original estimate for this option was about \$15k.
 - What are other communities doing with respect to tennis courts, amenities? Matoka will ask coworkers at Charleston Management that work with new communities to ask opinions.
 - Question asked if soil engineers have been consulted again since installation of drains? Not yet. We will ask TerraTech for follow-up meeting to assess if drainage work is working.
 - Question asked if soil engineering firm has been paid? Yes. TerraTech took soil core samples and provided report with drainage recommendation. Drainage installed was per their recommendation.
 - Suggestion made again to look into using concrete for repair of area for one tennis court. The board will look into this option.
 - Question raised about going ahead with basketball court paving. We don't want to pave basketball court before we are sure about final plan for whole area.
 - Suggestion made to look into building a platform tennis court.
 - Consensus reached to ask TerraTech to come back out for consultation and opinion on drainage effectiveness.
- IV. Approval of Prior Meeting Minutes
- The minutes of the September 2017 Meeting were approved as submitted.
- V. Committee Reports
- Architectural
 - 1 outstanding unapproved architectural change
 - Facilities
 - Southern Security Group has not repaired security camera yet. Need to follow up. (Update: Camera repaired Nov 20 2017)
 - Homeowner volunteered to power wash patio. It looks great!
 - Fall plantings done at entrance.
 - Social
 - Halloween party looked well attended.
 - Social page of new website needs to be updated with planned events.
- VI. Unfinished Business
- Tennis and Basketball Court Reconstruction
 - i. Refer to earlier discussion in meeting.
- VII. New Business
- Suggestion had been made to relocate or add doggie bag station near AP entrance. Estimated cost is about \$200. Motion approved to add doggie bag station near AP entrance. Nathan will install.
 - Comment from homeowner, the clubhouse roof has sagging area. Need to have this looked at ASAP.
 - Discussed need to refurbish pool furniture. The tables are in bad shape and chairs are mildewed.
- VIII. Financial Report
- Finances are in order. Account balances are as follows as of Oct 2017
 - i. Checking \$17,943
 - ii. Reserve \$134,571
 - iii. A/R \$2,980
 - Quote received for \$4000 to map the area around the pond to judge if sediment runoff into the pond is a problem. This had been a concern raised at a prior meeting. Fosters pond management did not think this was necessary.
- IX. Adjourn
- The meeting was adjourned around 8:00pm.
 - Next meeting Jan 17