

Alyson Pond HOA  
Board of Directors Annual Meeting Minutes  
May 16, 2018  
7:00pm at the Alyson Pond Clubhouse

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

**Not Present:** None

**Homeowners:** Twenty-five 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. Approval of Prior Minutes
  - The minutes of the May 2017 Annual Meeting were approved as submitted.
- III. Welcome
  - The members of the HOA Board and all homeowners present introduced themselves.
- IV. President's Report
  - Tennis Courts
    - Good news from latest meeting this morning with Court One and TerraTech Engineering, Inc. Both parties were in agreement that construction can resume based on most recent soil evaluation.
    - Drainage was installed in the courts in the Fall, which has improved conditions.
    - Expect construction to get started in the next few weeks, as soon as the crews can add us to their schedule. The board will share the specific timeline once the schedule has been set. After the paving is done, the tennis courts will need to cure for 30 days and the basketball court for 60 days before the final coating can be added.
    - Timeline of engineering reports prior to construction and after construction started last year was discussed.
    - Questions about if further rain will delay. Adam reported that the advice from the meeting this morning was that the installed drainage should be able to handle further rain.
    - Concerns were raised by some homeowners that we cannot trust future timelines given by CourtOne given track record
    - If any homeowner would like to view all the documentation (engineering reports, quotes, contracts) please contact Matoka at Charleston Management for an appointment.
    - A homeowner requested to add simple sidewalk or paved path from parking lot to the basketball court for easy access to playground with strollers.
    - A homeowner raised concerns about the safety of current fencing storage on back patio. Yellow tape is strung around the rolls of fencing.
    - Further concerns were raised by homeowners about the possible impact of more rain on the ability to complete the tennis court and basketball court construction.
    - What is our "drop dead" date for continuing to pursue court reconstruction?
      - Adam explained that we would have to have another community vote to make any decision to remove the courts as this would be the removal of a common amenity
      - A proposal was made to explore other plans at the July HOA meeting if construction has not started. Consensus was apparent.
      - Motion was made and approved to explore an alternate plan at July board meeting if construction has not started at that time.
    - A homeowner asked what about the basketball court? The price is much higher if we have the basketball court paved separately from tennis courts, so the basketball court will wait and be done together with tennis courts.
  - A homeowner requested to keep pool open a month longer after Labor Day.

- A homeowner asked when does pool open? It opens this weekend.
- A homeowner raised a concern about one of the columns leaning by the pool pergola. Charleston management will check if repair is needed.
- A homeowner raised a concern about a split tree also by the pool. Charleston Management was asked to have the tree checked.
- Facebook community group page
  - The purpose of the group is for notifications sent out by the board as well as communication within the community
  - The HOA board had considered turning on moderation but has decided not to do so. However, offensive posts will not be tolerated and offenders have been/will be removed from the group
  - Solicitation messages (cookie sales, etc) is not allowed
  - Homeowners requested for the HOA board to please send email in addition to Facebook group for notifications as not everyone is on Facebook
- General Reminders
  - Kids under 14 must be accompanied by an adult (18 or older) at the pool.
  - The pool closes at dusk
  - Police will be called when people are in the pool after dark
  - No glass is allowed and no smoking in the pool area
  - Tree removal requires architectural approval, see <http://alysonpond.com> website for more information and forms
  - On architectural requests, please get signatures from all your immediate (visibly affected) neighbors
  - Pick up after your dogs
  - Consider repairing/replacing mailbox posts as they are aging
- A homeowner asked about allowing a 6 foot fence. The homeowner was directed to pursue through architecture change form

#### V. Financial Report

- Finances are in order. Liabilities and Equity totals as of April 30 2018 are \$159,306
- Cash balance and reserve accounts were read aloud and are as follows:
  - Cash – North State Bank      \$ 20,590.18
  - Reserve – North State Bank    \$135,972.36
  - Delinquent Dues A/R            \$ 2,743.74
  - Total Asset Accounts            \$159,306.28
- Dues were raised this year by 6%. It was explained by the board that after limited or no increases during tough economic years, the board voted to raise the dues to reinforce reserves as our amenities age.

#### VI. Committee Reports

- Social
  - Pool party coming up June 2 with bounce house, DJ, ice cream and food!
  - July 4 parade is also planned
- Landscaping
  - Trimming by the clubhouse just completed, more trimming of Bradford Pear tree still to be done
  - Spring flowers for entrance is coming up in next week or two. Slightly delayed due to trouble getting flowers from supplier
  - Eventually will need to re-finish the front entrance sign and re-do entrance landscaping after traffic light installation. This can wait until after tennis courts
  - Question was asked about who is responsible for trimming near pond behind houses. Homeowners bordering pond are responsible for trimming along pond bordering their property. HOA landscaper only trims along dam.
- Architectural
  - No updates

#### VII. Homeowner Forum

- Homeowner concerns were raised earlier in the meeting during discussion throughout the President's report. No further concerns were raised at this time.

VIII. Unfinished Business

- Pool furniture
  - Current furniture is looking old
  - HOA has received quote for just over \$10,000 to replace everything except for umbrellas and umbrella stands (includes 30 lounge chairs, 9 tables, 40 chairs)
  - Motion was made and approved to purchase replacement furniture
  - Final price after freight and tax will be \$11,336.33

IX. New Business

- Board Elections
  - Open positions: 3 positions are open. They are all 2 year terms (Expiring terms are for Erica Penny and Chris Lawrence, and one position that was already open)
  - Nominations were made for the following to be elected to the HOA Board of Directors: Erica Penny, Chris Lawrence, and Elliot Case
  - All three 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.

X. Adjourn

The meeting was adjourned at 8:31pm.