

Alyson Pond HOA  
Board of Directors Annual Meeting Minutes  
May 15, 2019  
7:00pm at the Alyson Pond Clubhouse

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

**Not Present:** Elliot Case (Treasurer)

**Homeowners:** 7 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 2018 Annual Meeting were approved as submitted.
- III. Introductions
  - Each board member introduced themselves
  - Special thanks to Matoka for making our lives so much easier as HOA board members.
- IV. President's Report
  - From a facilities standpoint:
    - The tennis courts and basketball courts opened, we installed a sidewalk down to the basketball courts, and we fixed the tennis court lights
    - We replaced the pool furniture
    - We painted the pergola
    - We removed the plastic tile overlay in the clubhouse bathrooms (which should allow us to keep it cleaner and keep the smell down)
    - We replaced the clubhouse and pump house roof (paid for by insurance) and repaired the eaves and gutters
    - We moved the entryway lettering and re-landscaped to compensate for the traffic light poles.
    - More to come, e.g., adding cover for trash receptacles out front (work in progress)
  - We had planned to open the pool a week earlier but had some electrical issues to deal with first. We are planning to close a week later as a trial this year. Will re-evaluate after this year whether we keep that schedule on an ongoing basis.
  - We are partnering with Tennisbloc to offer a tennis program for youth and adults, from beginner on up. They are also offering a free clinic the morning of the pool party on June 1. See flyers in the notice board or the group email or Facebook Group to register for the clinic and to sign up for the program.
  - Thank you to Jennifer Decoursy and James Landy for getting branch out going again.
  - We've had suggestions to hold block parties - we think it's a great idea, and can support. Need folks in that part of the neighborhood to organize.
  - We've had some folks volunteer to run the Yard of the Month. Would love to see that going, too.
  - 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

- Requests to reserve/rent the clubhouse is now done through <http://charlestonmanagement.com>. If you do not have an account on this site please call Charleston Management to get your account setup.
  - Pick up after your dogs
  - Consider repairing/replacing mailbox posts as they are aging
- V. Homeowner's Forum
  - No comments raised at this time. See concern raised under New Business.
- VI. Committee Reports
  - Financial Report
    - Matoka read account balances aloud
      - Operating: \$25,385
      - Reserve: \$30,561
      - Delinquencies: \$(2,073)
  - Architectural
    - Reminder to please get signatures from your neighbors before submitting your architectural change requests. It's a good thing to talk about changes with your neighbors before the project is started.
  - Facilities
    - No other items to report beyond what was discussed in President's Report.
  - Social
    - Pool party June 1 at 12:00pm. Mike will be cooking a pig!
- VII. Unfinished Business
  - None
- VIII. New Business
  - Do we want to consider allowing the keeping of chickens in our backyards? Currently our covenants do prohibit this. Several in attendance were in favor or investigating further. Enough interest was expressed to warrant developing a specific proposal and discussing at next board meeting. Matoka will check if this would require a community wide vote to change our Covenant, or could be handled through an update to our Homeowner Guidelines.
  - Homeowner raised concern about too many cars parked on the street on small cul-de-sacs and narrow streets, making it hard to back out of driveways. As an HOA we are limited in what we can directly do (this is a city street), but the board is willing to go with the homeowner to discuss the issue again with the homeowner that is parking on the street at inconvenient locations.
  - Elections
    - Adam, Jenipher, Celeste, and Nathan have terms that are expiring. Nathan has chosen to not run for election to a new term.
    - Nominations: Erica nominates Adam and Jenipher and Celeste
    - Motion to close nominations and elect by acclamation was made and carried.
  - 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.
- IX. Adjourn
  - The meeting was adjourned around 7:32 pm.
  - The next regular meeting will be July 17, 2019.