

## Alyson Pond HOA Meeting Minutes

July 17, 2019

In attendance: Elliot Case, Jenipher Riddle-Wilson, Erica Penny, Chris Lawrence, Celeste Reinholtz

### Homeowner's Forum

No additional homeowners present. Board members discussed the pool gate. People continue to stand on the gate to gain entry to pool area. Matoka will look into cost of putting a wheel under pool door to prevent opening without a key. She will also look into cost of a key card entry system. Board also discussed having another dog swim this fall. The board was in agreement to do so after the pool closes for the season. Matoka will check with pool company in order to set a date.

### I. Call to Order

Call to order at 7:00. Quorum designated.

### II. Approval of Prior Meeting Minutes

Meeting minutes were approved via email

### III. Committee Reports

*Architectural* – there have been a three architectural requests approved since last meeting for tree removal, roof replacement, and fence

*Facilities* – summer flowers have been planted and are looking good. Erica will discuss with Beth the exact placement of the flower beds for the Fall plantings.

*Social* – pool party and Fourth of July parties were both well attended. Celeste is going to look into the costs of having a food truck for a pool closing party.

### IV. Unfinished Business

*Review of Rental Rules – Especially pool use*

A homeowner requested use of clubhouse for a work function and asked about pool use during the party. The board discussed at length whether or not we needed stricter guidelines regarding the use of pool if one is renting the clubhouse. Overall, the board felt uncomfortable changing the current wording of the rental agreement to say use of pool is subject to board approval without very clear definition of what the board can and cannot approve. The board agreed to discuss further at next meeting when Adam is present and can share his point of view as well.

*Chicken Coops*

Erica said we can remove this from the agenda for future meetings. She brought this up after her son asked about having chickens. It would require a full neighborhood vote to change covenants. If other homeowners are interested in pursuing this, they can contact the HOA board and we can reopen the discussion.

### V. New Business

*Pool Company Concerns*

Matoka explained that black mold is not harmful to humans at all. She shared with us the measures the pool company has taken to address this problem and that black mold has been found in numerous Raleigh area pools this summer. She said our current pool company had been very responsive to any concerns raised this summer. The board agreed to continue using this pool company and completing our contract with them, but then we will revisit when it is time to renew the contract.

*Guidelines Regarding Work Vehicles With Wraps*

A proposed addition to our homeowner guidelines regarding vehicles with wraps was voted on. All board members present were opposed to proposed change. During board discussion, Matoka shared that there are laws which protect a homeowner's right to have a work vehicle at their home. The board also discussed concerns of cars with flat tires that do not run. Matoka will look up the city code policy on this subject to share with us at the next meeting.

VI. Financial Report

Checking as of June \$34,476

Reserve as of June \$29,270

A/R as of June \$985

VIII. Management Report

One delinquency

Two violation letters

Four new homeowners

IX. Confirm Next Meeting Date

Meeting date for Sept. 18<sup>th</sup> confirmed

IX. Adjourn

Meeting adjourned at 7:50.