

Minutes of Alyson Pond Homeowners Association Board Meeting
3/18/2020

In attendance (all via phone): Adam Gartenberg, Erica Penny, Jennifer Pearce, Mike Clement, Elliot Case

Homeowner's Forum – None possible due to phone meeting.

- I. Designate Quorum
 - a. A quorum was designated
- II. Approval of prior meeting minutes
 - a. Prior meeting minutes were approved
- III. Committee Reports
 - a. Architectural – Recent requests have been approved or are in process of being approved.
 - b. Facilities
 - i. Spoke with landscaper about removing juniper bushes in lower parking lot where cars are parking at night and re-landscape the area, between every other set of trees. The bid is \$1,200 to remove. Motion approved.
 - ii. Will work with landscaper to replace the trees next to the clubhouse that came down during the storm.
 - iii. We are not currently renting out the clubhouse for at least 30 days and closed playground for at least 30 days. Will continue to evaluate as go forward. Board passed motion to leave tennis courts open and post notice that anyone using court should take precautions and courts are used at their own risk.
 - iv. Adam to explore getting more cameras by tennis courts and lower parking lot. Discussed need for additional lighting to shine on lower parking spaces and by bushes next to Yucca Trail. Charleston to investigate options for Duke Energy to put in a light or for us to put in additional lighting that would stay on rather than be motion sensing.
 - v. Graffiti incident on tennis courts. Charleston to get paint from Court One. Mike Clemente will paint the court once he gets the paint. A police report was filed and the police came out to see firsthand and speak with Adam. Without any information from our side on who it may have been, the report will be closed, but can be reopened if more information comes to light.
 - c. Social – Nothing held or scheduled next few months.
- IV. Unfinished Business
 - a. NC DEMLR Pond Inspection – Charleston to get bids for putting in riprap and other work required. Not expecting it to be any major work.
 - b. Tennis Court Backboard. Recommend going with Bakko Slimline 8x12 backboard and having our handyman install on the pond-side backwall. \$2,249 plus installation. Motion approved.
 - c. Reserve Study. Looks out next 20-30 years at all HOA property (buildings, playground, entryway, Wheeling extension, pond, etc.). Will review among board and plan to review at Annual Meeting.

- V. New Business
 - a. Storm Damage – Removed trees damaged from clubhouse area, gutter repaired. No other damage to clubhouse. Will be working with landscape company on replacements. Have 2 pine tops in pond and a tree limb to be removed. Already did the limb. Motion approved to remove the pine tops from pond. A homeowner on the pond has a “languishing pine” that is on HOA property in their back yard, leaning towards pond. Cost would be \$850 to remove. Matoka will go back and confirm with homeowner that still want tree taken out after hearing from the tree company.
 - b. Annual meeting prep. Scheduled for May 20th. Charleston to investigate what procedures needed to hold virtually or other options. Erica, Elliot and Mike’s positions are up for vote.
- VI. Financial Report
 - a. February: Checking: \$33,990; Reserve: \$50,995; A/R: \$6,432
 - b. Two new homeowners in neighborhood (1 on Yucca, 1 on Trickle)
- VII. Management Report (Closed Meeting)
 - a. Adam gave a high level overview of reserve study and the implications of the model. Large cost items are replacing tennis courts and dredging pond.
- VIII. Confirm next meeting date: Annual Meeting - 5/20/2020
- IX. Meeting adjourned