

**Minutes of Alyson Pond Homeowners Association Board Meeting**  
**5/20/2020**

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

Homeowner's Forum – No discussion

- I. Designate Quorum
- II. Approval of prior meeting minutes
  - a. Prior meeting minutes were approved
- III. Committee Reports
  - a. Architectural – 5 arch. requests approved.
  - b. Facilities – Landscaper catching up after storm damage. Trees next to clubhouse have been planted. Plan to remove some of the bushes next to the lower parking lot to prevent people from hanging out in the parking lot at night; should be happening soon. Will be planting flowers near entrance soon.
  - c. Social – Nothing planned at this time
- IV. Unfinished Business
  - a. Reserve Study – Will review at annual meeting
  - b. NC DEMLR Pond Inspection – Got one bid for recommended actions, waiting on another.
  - c. Annual Meeting – Will look to hold in July via Zoom rather than waiting to see if we can have it in person later in the year. There is one known opening for a board position.
  - d. Duke Energy (lights for lower parking lot) – Haven't heard back yet.
- V. New Business
  - a. Pool opening
    - i. Board is in favor of opening when allowed by the State and County. Wake County rules are often more stringent than the State rules, so we need to wait to see if they differ from the State's.
    - ii. Investigating purchasing a disinfectant station for the door to the bathroom.
    - iii. Pool furniture – Will reposition furniture to encourage social distancing; may need to remove some furniture depending on layout and space required. Will post signage saying users are responsible for wiping down surfaces.
    - iv. Will request that residents show consideration to others and not bring guests during peak times (when you bring guests you take away slots from other homeowners.)
    - v. No parties will be allowed.
    - vi. Place sign in bathrooms stating how often it is disinfected and users should take own steps to disinfect before use.
    - vii. Will send out mailing to homeowners with guidelines, warnings, etc. Ask to be courteous, expect to follow guidelines. Recourse to violations is to close the pool (Pool company comes multiple times a day and if they see

violations, can close pool. Wake County does surprise inspections and close it, too.)

- b. RV Parking – A request was made to allow parking of travel trailer in driveway or on parking pad next to driveway/house. The HOA covenants prohibit the parking of motorhomes outside of the garage, and therefore it would require 75% approval by the homeowners to amend the covenants. The board is not in favor at this time in attempting a homeowner vote on the matter.
  - c. Allowing homeowners to keep chickens – An inquiry was made about allowing homeowners to keep chickens. The HOA covenants prohibit this, and therefore it would require 75% approval by the homeowners to amend the covenants. While the board would not be opposed to the amendment, attempting a homeowner vote on the matter would likely be difficult at this time (it usually requires door-to-door canvassing to collect the required number of signatures).
- VI. Financial Report
- a. Everything is in order
  - b. April: Checking: \$28,222; Reserve: \$46,077; A/R: \$2,330
  - c. 3 new homeowners moved in during last 2 months
- VII. Management Report (Closed Meeting)
- VIII. Confirm next meeting date: Annual Meeting – July 15th
- IX. Meeting adjourned