



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for November 17, 2021 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:06pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Kelly Crider (Secretary), Scott Brammer (Treasurer), Erica Penny (Facilities), Mike Clement (Architectural) and Matoka Snuggs (Charleston Management)
- Board Members Absent: None
- A motion was made by Erica Penny to approve the September minutes and seconded by Jenipher Riddle-Wilson. The meeting minutes were unanimously approved by those in attendance.

II. **Committee Reports:**

- Architectural
 - Several architectural requests were approved during this period. There were also denials including a request for a six-foot fence. Many projects have extended for quite some time but are coming along.
 - A question on what to look out for from an architectural perspective led to a discussion on responsibilities concluding that the architectural position should ensure homes meet the standards of our guidelines including lawns upkept and no boats and RVs. A past, “Yard of the Month” award was also mentioned as something that could be pursued again if desired.
 - Facilities
 - Beth replanted pansies and the grass has been growing in nicely where the bushes were removed. It does look like additional bushes along the parking lot are dying and may need to be removed as well and that is being monitored. The plants along the pond by the dam are also scheduled to be trimmed back.
 - The pickle ball lines have been painted and the net has been installed on the near tennis, now also pickle ball, court.
 - Matoka had someone check out the concern of water leaking from the pool house; the individual coated the backwash pit and it was noted that we would like the new pool company to review the pipes that are sweating in the pool house. The rocks were placed outside this area by the pool house.
 - The lights at the entrance may be out and Matoka was going to check and take the necessary action.
 - Erica will be discussing the potential trim back of the crepe myrtles as well as the needed trim of the plants encroaching on the walkways around the pool with Beth.
 - There was a brief discussion regarding having pavers placed in the space for the trash and recycling cans by the clubhouse as well as placing plants in front of this area.
 - Adam is still working on researching options to install security cameras on the pool house, facing the parking lot, to have added oversight of this area that at times has questionable behavior.
 - Social
 - The social chair position remains vacant, anyone interested should reach out to the board.
 - In the past Alyson Pond has had a holiday party however with the lingering pandemic paired with the vacant position it was agreed to not pursue a holiday party this year.
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- Potential future events were brought up as a topic in case there was something to have on the radar. This led to a discussion on past events that have been hosted including a Mardi Gras party, community Easter egg hunt, as well as a pool opening party. A potential event of a parents' night out was also brought up.

III. **Unfinished Business:**

- Concerns over Erosion
 - With action having been taken to combat the erosion surrounding the pool house, the hill between the pool and playground and basketball court remains a concern, particularly for the basketball court. The board shared a sentiment that the proposed solutions from the landscape vendors consulted seem a little too speculative for the board to be comfortable with the associated costs. The board leaned towards starting with adding plants to the hill with expansive root systems to help soak up and create barriers for the water. This will need to be explored and actioned come spring to avoid the freeze.
- Amenity Keys
 - Matoka obtained an additional quote for the re-keying effort from Capital Lock so with the prior quotes from Citadel Locksmithing and Busse's Lock Service the board has a total of three vendors to evaluate with a variety of proposals. The proposals include those for high security keys and for the same type of key that is presently used, as well as methods of updating the gate to where a key out is not necessary or a panic bar is available to release the door in an emergency. The gate update is due to the concern over the present gates potentially not being satisfactory for the fire code. There was some discussion over if our community would be grandfathered in and not have to worry about updating the gates to code which was met with discussion over pursuing the update regardless due to the safety concern. Matoka has confidence in all the vendors as she has worked with all in the past but does caution that there is additional maintenance required for the card key system. The board was having a difficult time visualizing the project and what the panic bar solution would look like especially with the need to ensure the bar could not be reached from outside. Matoka offered to provide a diagram to assist with this decision which is where the discussion was left.

IV. **New Business:**

- None Requested

V. **Financial Report:**

- Financials still look good, the decrease in checking and reserve was due to the pickle ball lines and net, and the rocks for the erosion by the pool house.
- Financial Comparison for September/October:

	September	October
Checking	\$35,138	\$33,930
Reserve	\$93,112	\$90,868
A/R	\$11,793	\$9,026

VI. **Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:51pm.
- The next meeting is scheduled for January 19 at 7:00pm at the clubhouse.