

Minutes of Alyson Pond Homeowners Association Annual Meeting – 5/19/2021

Board members in attendance: Adam Gartenberg, Mike Clement, Erica Penny, Jenipher Riddle-Wilson. Not in attendance: Mekenzie Wright, Jennifer Pearce, Scott Brammer
4 Homeowners were in attendance

1. Meeting called to order.

2. Introduction of Board Members

3. Announcement of Ballot Results

- a. 44 responses – more than sufficient for a quorum
- b. The 2020 Annual Meeting Minutes were approved as written.
- c. IRS Resolution 70-604 was approved.
- d. Elected to the Board were Kelly Crider, Adam Gartenberg, Jenipher Riddle-Wilson, and Mekenzie Wright.

4. Committee Reports

- a. **Architecture** – Several requests, all approved. Lawn/home maintenance letters coming out soon.
- b. **Facilities/Landscaping**
 - i. Not a lot new to report; not much different in terms of landscaping. Flower beds will be going in soon. Grass has been coming in nicely on side of parking lot.
 - ii. Poison ivy around tennis courts and also on tree next to chimney behind clubhouse. Will be cut and sprayed, but be aware of it, especially when out with younger children.
 - iii. Pool electrical – tried to get open early and ran into electrical problems unrelated to pool.
- c. **Social** – Food trucks very popular.

5. Financial report – Everything is in order

6. President's report

- a. **What's been good to see:**
 - i. Pool went well last year with covid requirements
 - ii. Great to see people out and about
 - iii. Great to see people working on lawns and houses. Will be some letters going out soon.
 - iv. LOT of new homeowners. ~20-30 in past year
- b. **Updates from the past year:**
 - i. Homeowner directory - keep updates coming and we'll update online version and publish occasional sheets with updates

- ii. Updated guidelines - Added solar panels section; Non-operational vehicles in driveway covered; Boats/RVs
 - iii. Guidelines on instructional use of common areas: Swimming lessons, tennis, TennisBloc, etc.
 - iv. Evaluating options on drainage on slope and down to basketball courts
- c. **Reminders:**
- i. Tennis court door - should be closed (new spring installed)
 - ii. Pool - be respectful of space in and around pool, in bathroom, etc.
 - iii. Be respectful of those living near tennis courts/playground. Playground/Basketball closes at dusk, Tennis - documented at 10, but keep in mind neighbors
 - iv. Political signs - down after election; Contractor signs - remove timely
 - v. Talk to us about concerns or if we reach out to you. We can't call you

7. Homeowner forum

- a. Trash by pond – can we have a trash bin up by the top, for people fishing?
 - i. Board discussed this in closed session and voted not to put in a trash bin by the dam/bridge.
- b. There may be people who come to fish in the pond who don't live here who may not be as invested in keeping it clear. Suggest put a no trespassing sign up by pond.
- c. Wheeling Extension – Can we make sure we're removing weeds.

8. Annual Meeting adjourned

Additional activity:

In the closed session, the board voted to reopen the clubhouse for rentals. Charleston Management will provide verbiage on using at own risk, cleaning at own risk, encouraged to wear mask, etc.