



I. **Meeting Called to Order:**

- The annual meeting of the Alyson Pond Homeowners Association, scheduled for May 18, 2022 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:02pm.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Scott Brammer (Treasurer), Erica Penny (Facilities), Mike Clement (Architectural) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (Vice President)
- 17 additional homeowners were in attendance
- The meeting began with introductions of the board members followed by the homeowners in attendance.
- A motion was made by Erica Penny to approve the May 2021 annual meeting minutes and seconded by Scott Brammer. The meeting minutes were unanimously approved by those in attendance.

II. **Committee Reports:**

- Architectural
 - Several architectural requests have been reviewed over the past year including various home updates, tree removals, color changes and fences.
 - The need to request approval for items, particularly for tree removal, was emphasized and it was conveyed how the requirement is in place as it is a courtesy to neighbors. A homeowner asked what occurs should a tree be removed without approval, and it was explained that a letter is sent informing the homeowner of the violation and the removal is evaluated to determine if additional steps will be necessary to remedy the situation, such as planting a new tree.
- Facilities
 - Facilities has worked with the landscaper to coordinate the maintenance of the Alyson Pond property including the entrance and amenity areas. In the past year dead bushes have been removed and the beautiful entrance to the neighborhood maintained. Some poison ivy on a tree next to the clubhouse was also removed, although it now appears to have begun regrowth so will work to address that item as well.
 - Another large facility item that was tackled this year was changing the locks for our amenity access and redistributing keys. As part of this effort, the gate to the pool was updated to no longer require people to use a key to exit, there is now a bar to exit which we will all hopefully enjoy this summer.
- Social
 - The social chair was vacant for the majority of the year. The vacant position along with covid restrictions significantly limited the number of social activities our community could enjoy. The board expects this position to be filled with the election of new board members. With the social chair position filled paired with winding down of covid restrictions we hope to have more social events to look forward to this coming year.

III. **Financial Report:**

- The finances for the community are in order. It was mentioned that the reserve fund was able to grow a bit which is healthy for the community long-term, particularly in planning for items noted on the reserve study that could be future expenditures.



IV. **President's Report:**

Updates

- The Wi-Fi at the pool has been upgraded. There is now better coverage and speed along with a lower cost for service.
- One of the tennis courts was converted to also serve as a pickle ball court with pickle ball lines painted. A mechanism to adjust the net height was also inserted to allow homeowners to adjust the net to the appropriate height based on the activity they are utilizing the court for, tennis or pickle ball. It was decided to start with only one court converted however if there is demand for the second court to be converted as well that is something the board is willing to explore so please provide feedback.
- The pool has passed inspection and is all set to open on Saturday, 5/21. Based on feedback, the board has switched the company used to service the pool. Proactive maintenance was also completed including replacing the mechanism used for feeding the chlorine. The hope is that these actions will lead to a more pleasant pool experience for homeowners. Please reach out to the board should there be concerns with the way the pool is being managed so those may be addressed.
- As mentioned in the facilities report, the pool gate has been replaced with a gate that has a bar in order to allow keyless exit while maintaining the requirement for a key to enter. The keys have also been replaced so please pick up your new key. The tennis court lock will also be re-keyed for this key once additional residents have had the opportunity to pick up the new key. Further, the lock on the clubhouse will also be replaced to a lock that allows entry with a code. The board anticipates this will allow easier clubhouse rentals as a passcode will be assigned and provided to homeowners renting the clubhouse as opposed to having to coordinate providing a key for rental.
- The board has worked through concerns over erosion due to the runoff of water in a few areas of the community space. Gutters have been added to the pool pump house and the area has been re-landscaped to assist with this concern. The board has also discussed adding plants to the top of the hill along the pool fence to assist with runoff down the slope as well.
- The cost to rent the clubhouse has been lowered to \$25 for non-peak times. This new rate applies to Monday through Thursday rentals and was initiated to make the clubhouse a more affordable option for reoccurring midweek meetings or activities. The policies and instructions for renting the clubhouse can be found on the Alyson Pond website.
- As a note from the management side to homeowners, a new NC law went into effect recently designed to mitigate predatory behavior from collections agencies that effects the way management can communicate to residents with regard to financial matters. If any homeowner has a situation where dues cannot be paid on time please reach out. The board is generally happy to work out a plan, but it is critical that the homeowner proactively opens that line of communication as, particularly for financial matters, the board and Charleston Management are limited in how they may reach out to residents.

Reminders

- A couple of reminders to homeowners were stated including the ask for homeowners to please obtain the proper architectural approval prior to making updates to your property. The guidelines for homes and instructions for architectural approval are on the Alyson Pond website. Additionally, boats and RVs are not allowed to be visible. If there are short term needs for these to be in a visible spot the board is usually flexible as long as that is communicated, however long-term visible storage is not permitted. As a last reminder, it was mentioned that the new pool gate is a bit hard to open and may need to be pushed shut. It is anticipated that it will loosen a bit as it sees use but please ensure the gate is fully shut when



entering and exiting the pool. If you happen to see any other spots where there may be ways to enter the pool area without a key, such as gaps in the fence, please alert the board or Charleston Management so the concern may be promptly addressed to ensure the safety and security of the space.

- A final note was a large thank you to Erica Penny and Scott Brammer for their service on the board. Adam also mentioned that he does not intend to run for the board again at the conclusion of his term.

V. **Homeowner Forum:**

- Bunco and Left-Right-Center
 - Homeowner Sara brought up a proposal to host a reoccurring social event where homeowners of Alyson Pond are invited to play either bunco or left-right-center once a month at the clubhouse. The target date stated was Tuesdays at 7pm with the group using the clubhouse space. The vision shared was to have a set number of people, based on interest, invited to play each month with any extra people being alternates in order to ensure an optimal number for game play. As an additional component, it was proposed that each person pay a fee to add a prize to the festivities.
 - Generally, there was favorable discussion surrounding a social event. The board also expressed it would be a nice use of the clubhouse as long as it was a community activity open to everyone. The one aspect of concern was the prize portion of the proposal and if that could be construed as gambling and if so, if that would open a risk from a legal perspective. This item requires follow-up.
- Trash by the Pond
 - Homeowners Becky and Larry brought up concern over fishing line being left as trash in the pond and surrounding area. They expressed how this can be detrimental to the wildlife that calls the pond home, particularly the birds. They shared photos of some of the impact they have seen from fishing line that was not properly disposed of and entangled animals. It is not clear in discussions how to mitigate this, but it was asked to communicate to the neighborhood to please properly dispose of fishing line.
 - Homeowner Mary asked a follow-up to the item documented in the 2021 annual meeting minutes regarding the suggestion of a trash can or a sign to help with trash. It was discussed that we do not have a service that collects trash so it would be difficult to add any additional trash receptacles.
- Additional Discussion
 - There was some additional discussion surrounding letters to homeowners in violation and how the letters are sent to the homeowners even if the home is rented, and that it is rare to need to go to a fine hearing. There was also discussion on trees and shrubs that intrude on sidewalk space but no concrete conclusions or actions from either topic.

VI. **New Business:**

- Board Elections
 - Jenny Evans, Liz Wells and Jessica Scott have all volunteered to serve on the board for this coming term. No additional homeowners expressed interest. A motion was made by Adam to elect Jenny Evans, Liz Wells and Jessica Scott to the board and seconded by homeowner Dave. The motion was unanimously approved by those in attendance.
- IRS Resolution 70-604
 - IRS Resolution 70-604 requires a motion to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. Mike made the motion for IRS Resolution 70-604 to resolve any excess over the expenses of the



budget year be applied against subsequent tax year of member assessments and this was seconded by Scott. The motion was unanimously approved by those in attendance.

VII. ***Adjourn:***

- The meeting was adjourned at 7:54pm.
- The next annual meeting is scheduled for May 17, 2023.