

**Alyson Pond HOA**  
**Board of Directors Meeting Minutes**  
**September 17, 2014**  
**7:00pm at the Alyson Pond Clubhouse**

**Present:** Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Matoka Snuggs (Charleston Management), Nancy Elsam (Secretary), Melissa Faulkner (Social), Erica Penny (Newsletter and entrance landscaping), Nathan Scarlett (Facilities)

**Not Present:** Paul Martin (Architecture)

**Homeowners:** Rory and Stacey McDermott; Margaret Fricke and Pat Conroy

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. A motion was made to approve the minutes from the previous meeting by Erica Penny; it was seconded and they were approved.
- III. Homeowners Forum
- IV. Committee Reports

**Social**

- Facebook resident page has been launched and is going well so far. Closing of the pool pizza party was well attended and went well even though the weather was gloomy.
- Yard Sale coming up with Oct 4<sup>th</sup> Durant Trails and Durant Trace Where are the signs?
- Folks want to help with Halloween festivities. Adam brought up Trunk or Treat. This is not a replacement for trick or treating. Bo Borkin did a great party a few years back and it was really good, but nothing since then.
- Early November maybe do a Chili cook off.

**Facilities**

• Pool is all packed up. The chains have been replaced with thicker chains on the gates. We will see if there are continued problems with the water fountains and climbing over the fence. Skaters continue to be an issue.

- Erica proposed landscaper plan for \$1,436.38 needed in addition to our regular landscaping costs. It is mostly labor. It seemed reasonable after much discussion. Nancy made a motion to go ahead with it; Nathan seconded and all members were in favor.
- Traffic sensors have been at the entrance for 24 hours.
- The newsletter went out and it did not have board meeting on it. Erica did a great job!
- Response has been good for the Electronic Directory. Work in progress.

**Unfinished Business**

- Clubhouse renovations need to be at a later date because of the imminent expense of Wheeling Dr.
- Wheeling Drive – Beth Bender and Adam, Erica and homeowners met. Survey will be done first.
  1. Repaving the road because 75% needs to be replaced so to replace all is better than some.
  2. Other piece is maintenance and landscaping on the other side of the extension. Need to know where the lines are and see what we can do. Never been properly maintained and want plantings that are LOW maintenance.
  3. Beth will put in proposal for plan after the survey.
  4. Matoka will look into when the company is to come out and send us a report. When we get the plan the Board will need to prioritize what is done first, etc...

### **Other Unfinished Business:**

- The library kiosk: Motion was made to spend up the \$400 on library kit or finished product. Seconded by Erica and approved by the Board. Decision was made on the Tabacco Barn Blue look.
- Reservation tennis box has been working out well.
- Request to look at maintenance level of tennis courts. Adam's opinion is that it is workable for our community at this time. Board agreed.

### **Financial Report**

- Discussed the grounds budget and after discussion thought it was all fine.
- Discussed modifying key in but not out – Matoka said we will wait for now.
- Motion made by Erica to approve the budget with the increase in \$20 for the year to \$240.00 2x/year.

### **New Business**

- Updated Architectural review form; added to notify the neighbors and obtain signatures of neighbors.
- The Architectural review responsibilities were re-incorporated into the Board at large.
- On the guidelines rewording is needed about the removal of dead trees:  
Removal of completely dead trees and shrubs no approval needed.  
No approval if safety hazard.  
No approval needed if replacing dead tree with the same tree or shrub.  
If replacing tree or shrub with something different, then architectural approval needed.  
Change verbage to exterior antennae no more than 3 feet in diameter and mast no more than 4ft. tall.
- Neighbor brought up that Newspaper reporter wants to contact the board about writing an article on HOA's and Adam said she can give his name.

### **Management Report**

- A motion made to roll over our CD into another CD and it was approved by the Board.

**Confirm day and time for next meeting:** November 19, 2014

**Meeting was adjourned at 9:05pm.**