



**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for September 21, 2022 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:09pm.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Jessica Scott (Treasurer), Jenny Evans (Facilities), Mike Clement (Architectural), Liz Wells (Social) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (Vice President)
- A motion was made by Jenny Evans to approve the July minutes and seconded by Liz Wells. The meeting minutes were unanimously approved by those in attendance.

**II. Committee Reports:**

- Architectural
  - There were a number of standard architectural approvals.
- Facilities
  - Beth worked on the flowers at the entry of the neighborhood and has a few additional updates remaining.
  - A lost and found bin has been added to the alcove at the pool.
  - The dead trees were removed surrounding the tennis court.
  - There was also an issue with the electronic lock at the clubhouse during this period that is believed to now be resolved.
- Social
  - It unfortunately rained for the planned pool closing party and therefore there was unfortunately low attendance. This meant the minimum for the food truck, Kona Ice, was not met and a bill for the additional fee is pending. There was an another food truck where the minimum was not met either so all food trucks with minimums have been cancelled to avoid the risk of not meeting a minimum and incurring an additional fee. Only food trucks without minimums will be scheduled moving forward.
  - The yard sale with Durant Trails is scheduled for October 1.
  - Looking at doing a Pig Pickin' event one of the first weekends in October where Mike has volunteered to cook a pig and then there will be other fall activities and games as well for neighbors to gather and enjoy. As there was a struggle with food truck minimums, the idea for this event was to ask neighbors to bring a side and it was discussed to ask for a sealed store purchased side specifically.
  - For the end of October, a pumpkin contest event is what is being targeted where neighbors would bring their own pumpkin and carve together.
  - A larger discussion was also had over attendance for events as effort and money is put into some events that are not well attended. It was suggested that Liz be an admin of the Facebook group in order to be able to pin events to the top of the group page in hopes they could be easily seen. Additionally, it was mentioned that events should be emailed out to the community for those that are not on Facebook and Adam agreed to provide Liz the credentials for the Alyson Pond email in order to send these event notices. Placing signs out at the entrance of the neighborhood was also mentioned.

**III. Unfinished Business:**

- Pool Gate
  - Matoka provided a new quote for adding an additional cross bar to the pool gate to make it taller with the goal of prohibiting people from being able to reach over the gate. The new quote was \$300 total for eight inches of coverage. The board discussed wanting to



reevaluate the current gate height to determine if eight inches would suffice and solve the problem or if additional coverage would be required.

- Amending the Covenants Amending the covenants was removed from the agenda. Item 2
  - Amending the covenants was on the agenda as last meeting it was mentioned that the covenants would need to be amended in order to allow boats in the driveways during the summer months. No one was present to speak to this desire and therefore the item was removed from the agenda.

#### ***IV. New Business:***

- Playground Shade
  - Last meeting a homeowner brought up the idea of adding shade to the playground so Matoka reviewed this and the conclusion was that a covering could not be added to the current playground. The alternatives proposed were a freestanding perimeter covering or replacing the current playground entirely with one that does provide shade. This sparked a lengthy discussion with many viewpoints. From the reserve study done, the plan has \$35,000 budgeted for a new playground over the next five years as the current playground is getting old. It was brought up that perhaps nothing should be done presently and wait for the need for a new playground to look at options with shade. There were also concerns expressed over a covering drooping or sagging or prompting a bird to create a nest. Additional concerns were that adding shading would effect the overall look and feel of the area and having more covered spots could provide additional areas for unwanted behavior at night. There was an extended discussion as to if this was truly an issue and if adding shade would make the playground more useable or if the humidity would still prevent its use on those hot days. Questions over the benefit were discussed. It was agreed that at minimum more information was needed as well as a visual of a proposed new structure.
- Clubhouse Renovations
  - Matoka obtained a quote of \$60,000 to renovate the bathrooms in the clubhouse at the level of a full remodel. The board discussed a full remodel was not necessary but rather a facelift and would like to review an itemized quote to decide how to proceed. It was decided to do a walk through of the bathrooms to determine what the main items in need would be and move forward from there.
- Tennis Courts
  - The wind screen needs to be replaced as it is tattered and falling. It was brought up whether the courts did in fact need a wind screen and mentioned that it could help with the noise level for the homes in that area as well. Measurements would be required in order to replace the wind screen.
  - The tape at the tennis court is currently zip tied together so the ask was to look at ordering new nets for the court.
  - There was also a complaint about a tennis instructor that does not live in the community reserving the courts for lessons. Adam was able to speak to the instructor and communicate that the court may not be used for lessons that do not have a homeowner present.
- Community Yoga
  - In the past the community had yoga and this was brought up to potentially start this activity again. It was deemed that this would not be allowed as the facility space cannot be used freely for an event people must pay to attend, the facility space would need to be rented in order for someone to host an event where they charge people such as hosting community yoga lessons for \$10 per person.



- Pool Floor and Tiles
  - It was brought up that the tiles surrounding the pool appear dirty and cracked as well as the floor of the pool. It was mentioned that the floor surface of the pool was actually fairly recently redone and that the tiles usually look worn toward the end of the season and are refreshed at the start of the next season.
- Consistency in Violations
  - Consistency in violations was brought up as there was concern over siding that is dirty on some homes in the community. It was discussed how to determine how much would require a letter to the homeowner to power wash. Frustration over the inconsistency of letters was expressed but there was no true resolution proposed.

**V. Financial Report:**

- There are not a ton of changes to the finances at this point, the reserve went up a little. The new proposed budget was discussed in closed business.
- Financial Comparison for July/August:

	July	August
Checking	\$44,175	\$42,333
Reserve	\$131,457	\$131,474
A/R	\$10,790	\$4,955

**VI. Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:11pm.
- The next meeting is scheduled for November 16 at 7:00pm at the clubhouse.