



***I. Meeting Called to Order:***

- The board meeting of the Alyson Pond Homeowners Association, scheduled for January 28, 2023 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:03pm.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Jessica Scott (Treasurer), Mike Clement (Architectural), Liz Wells (Social) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (Vice President) and Jenny Evans (Facilities)
- One additional homeowner was in attendance.
- A motion was made by Jessica Scott to approve the November minutes and seconded by Liz Wells. The meeting minutes were unanimously approved by those in attendance.

***II. Committee Reports:***

- Architectural
- There were a couple of approvals in this time frame and one missed to follow-up on.
- The trees cut down on Coxindale were brought into question and it was thought they were approved in the past and would be checked.
- A homeowner present clarifies the needs and process for architectural approvals.
- Facilities
- The wind screens on the tennis court were replaced.
- One of the lights at the tennis court is out so Matoka will obtain quotes for replacing the burnt out light both for an individual replacement as well as replacing all. Matoka will also review LED options.
- New couches and a new rug were ordered to refresh the clubhouse furniture. New chairs will also be ordered. Options for donating the current furniture were also discussed looking for an organization that could pick it up.
- The bathroom renovation was discussed in new business. It was mentioned that the clubhouse rental calendar should be blocked off for April pending these renovations.
- Social
- There was a nice holiday party in December that the community enjoyed.
- Social is now coordinating with Durant Trails again for a joint neighborhood yard sale this spring and we are working on solidifying a date.
- Beginning to plan for food trucks again for when the weather warms up and additionally looking at bringing back the Alyson Pond Easter egg hunt. We are working on bringing back food trucks for the warmer months.

***III. Unfinished Business:***

- Clubhouse Renovations
- Jessica prepared an extensive presentation on the options for the bathroom renovation after meeting with contractor Joe Meeks and visiting Lowes. Various finishes were shown and the cost of items was discussed as the presented selections would be a bit over budget. The discussions surrounded granite countertops over formalica but granite was preferred for increased durability in a high touch area. Refreshing the existing mirror was also discussed as opposed to purchasing a new mirror. There was also extended discussion around the cabinets



and vanity area and were going to take the feedback and meet with the contractor for additional ideas that would match the budget while still providing a nice, clean refreshed area.

**IV. New Business:**

- Storm Drain
- The storm drain that runs from Trickle Court to the pond is becoming quite backed up. The drain runs outside of the HOA perimeter but does dump into the pond. Beth worked on removing some of the buildup on the outside last week but this will likely need some additional attention. Matoka will reach out to the city to ask about cleaning the drain and if the city refuses we will need a quote from a plumber to clear this out.
- Leaf Policy
- The Alyson Pond leaf guidelines were discussed extensively. This year was the first year to try to formalize a policy where letters were sent to homeowners that had leaves piled on the curb after the leaf collection date asking them to bag up the leaves. The majority of homeowners complied but an issue did arise and led to this policy being discussed extensively to narrow down the appropriate timelines for follow-up. The discussions culminated in an agreement to form an official leaf policy as an HOA and homes that have leaves piled on the curb after the first pass of collection by the city would receive a letter from Charleston asking that they bag up the remaining leaves on the curb within two weeks. If homeowners have not complied within two weeks a second letter would go out stating they had 10 days to comply or a fine hearing would be held. If the 10 days went by with no progress then the third letter would be a notice for a fine hearing. The dates will be based on the date the letter is sent. Mike motioned to make this leaf policy and follow-up timeline official and this motion was seconded by Adam. The policy was unanimously approved by those in attendance. Adam agreed to add this leaf policy with the stated follow-up times to the architecture guidelines on the website.
- This discussion also widened to discussion the desire for more transparency about enforcement timelines in general. The benefits of posting the standard policy were discussed to help in communication and for homeowners to know the timelines that they could expect issues to be addressed and followed up on.

**V. Financial Report:**

- The finances are in order. The water was a bit higher and an extra week was budgeted for the pool service.
- Financial Comparison for November/December:

	November	December
Checking	\$34,663	\$49,622
Reserve	\$129,408	\$129,474
A/R	\$3,586	\$3,396

**VI. Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:56pm.
- The next meeting is scheduled for March 15 at 7:00pm at the clubhouse.