

**Alyson Pond HOA, Inc.**  
**Board of Directors Meeting Summary**  
**January 19, 2011**  
**7:00 PM – Clubhouse**

**Present:** Gina Katz (Vice President), Rory McDermott (Facilities Chair), Paul Martin (Architecture), Mimi Raub (Secretary), Matoka Snuggs (Charleston Management Representative),

**Absent:** Adam Gartenberg (President), Jenn Magee (Treasurer)

**Others Present:** 19 Homeowners by Proxy, 17 Homeowners in person

- I. The meeting was called to order at 7:00 pm by Gina Katz (Vice President). A Quorum was designated by the Board of Directors and Homeowners present.
- II. There was a motion by Mimi Raub and seconded by Gina Katz to waive the reading of the Annual Homeowners Meeting Minutes from January, 2010 and the Minutes were approved as previously published. The Minutes from the November 17, 2010 HOA Board Meeting were approved via an email vote prior to the meeting.
- III. Introduction of the HOA Board
  - Each Board Member introduced themselves and identified their role on the Board.
- IV. President's Report
  - Gina Katz read the President's Report as provided by Adam Gartenberg. Adam noted some accomplishments in the past year, i.e. lowering of the Clubhouse rental fee to \$50.00 which resulted in almost a 3 x increase in Clubhouse rentals, the addition of benches by the pond and new/repaired pool furniture, tennis court repairs, complimentary supplies stocked in the Clubhouse for renters, new landscaping, non-smoking policy at the pool, a blog for Alyson Pond, Board Meeting Minutes posted to the website in a timely fashion, maintaining the HOA Dues at the same level for the coming year and increased initiatives for Ladies Night Out and food deliveries for residents in need of assistance.
  - Adam also outlined what he would like to see for the community going forward: a wider variety of social events and increased outreach, adding more homeowners to the email list to improve communications, hearing from homeowners about improving and updating the Master Plan.
  - Adam extended a personal thank you and on behalf of the Alyson Pond Community to the outgoing Board members, Gina Katz (VP), Eve Pender (Social Chair) and Jennifer Magee (Treasurer), Rory McDermott (Facilities Chair).
- V. Financial Report
  - Jennifer Magee was absent and there was no Financial Report
  - Gina Katz indicated our financial status is healthy overall and reiterated that we were able to avoid an increase in HOA dues for the 2011 calendar year.
  - Matoka indicated the budget shortfall was the result of delinquency on dues and repairs.
- VI. Committee reports:

Facilities:

- Rory McDermott (Facilities Chair) indicated that the landscaping improvements made this past year will continue with emphasis on the pool and playground areas.
- The tennis court surface was repaired.
- Benches were installed at the pond and two residents indicated their approval and appreciation of this improvement.

Architectural:

- Paul Martin explained the role of the Architectural Committee.
- Paul also explained the amendment to the bylaws regarding roofing replacement, indicating that residents must submit a request as with any other architectural improvement if the material being used deviates from the existing material color and type.
- The Master Plan update is a work in progress and will be covered in depth later in this meeting under New Business.

Social Committee:

- No report

VI. Unfinished Business

- No unfinished business

VII. New Business

- There was a motion by Gina Katz and seconded by Paul Martin that the Clubhouse rental fee remain at \$50.00 due to increased revenue and increased use. The motion carried by a unanimous vote.
- There was a motion by Gina Katz and seconded by Rory McDermott to approve the IRS Resolution 70-604 which states that any excess over expenses of the budget year be applied against subsequent tax year of member assessments. The motion carried by a unanimous vote.
- Paul reviewed the current Master Plan and asked for Homeowner input regarding the changes and updates. A lively discussion ensued with homeowners emphasizing the need to be financially responsible when making decisions about the Master Plan changes. Suggestions were made to research the addition of recreational facilities for children 8 years of age and up (skate boarding area, street hockey area). Paul indicated more information would be forthcoming from the Board as the process continues, information is gathered as per the homeowners' requests and as decisions are considered.
- An informal straw vote was taken on the changes/updates currently listed in the plan:
  - 0 votes to upgrade the pergola in the pool area.
  - 0 votes to surround the playground area with fencing. There was a suggestion that an information station be added to this playground/recreational area but on a much smaller than the proposed kiosk.
  - 12 votes to add pathways in the playground/recreation area and to bring the area up to ADA standards.
  - 6 votes for a water feature at the pond such as a dock with a gazebo.
  - 0 votes for a children's wading pool.
  - 6 votes for additional landscaping in the playground/recreational area to include shade trees for the playground, plantings to minimize erosion on the steep banks and irrigation to support the landscaping that would be drawn from the pond.
- Gina reviewed the new procedures for electing a member to the board and that assignments for specific positions are made by the Board at a subsequent meeting. Three names were placed in nomination for the open positions: Bill Pappas, Jennifer Riddle-Wilson, Rory McDermott. Karol Rochelson moved the nominations be closed and the nominees be elected by acclamation. Dave Pederson seconded the motion and the motion carried.
- The Survey Raffle winner was drawn. Jack Decourcy was the winner of a free Clubhouse rental.

VIII. Dave Pederson moved that the meeting be adjourned with a second by Karol Rochelson. The meeting was adjourned at 8:02pm.

Submitted by Mimi Raub, Secretary