

Alyson Pond HOA, Inc.
Board of Directors Meeting Minutes
September 21, 2011
7:00 PM – Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle Wilson (VP/Treasurer), Paul Martin (Architectural Chair), Rory McDermott, Bill Pappas (Facilities Chairs), Mimi Raub (Secretary), Matoka Snuggs (Charleston Management Representative)

Absent: Social Chair (position is vacant)

Others Present: 8 homeowners

- I. The meeting was called to order at 7:07 pm by Adam Gartenberg (President). A Quorum was designated by the Board of Directors and homeowner attendance.

Homeowners Forum:

- Introduction of the HOA Board.
- Adam Gartenberg (President) described the structure of the meeting and opened the floor for comments from the homeowners.
- Topics discussed: Revisions for the Architectural Guidelines specific to the standards set forth for lawn maintenance. Consideration was encouraged regarding the extenuating financial circumstances for homeowners, greater attention to home maintenance vs. lawn maintenance, environmental concerns/constraints, enforcement, timing and tone of enforcement letters.
- Paul Martin (Architectural Chair) acknowledged the concerns verbalized by the Homeowners and indicated many of the Homeowners are currently renovating their lawns. He indicated that these renovations will likely continue until early December and thus enforcement letters will be deferred. He will take into consideration the suggestions as the guidelines are finalized and the final revision of the Guidelines will be reviewed by the HOA Board before publication.
- Adam Gartenberg indicated that from this time forward outgoing letters regarding policy will be reviewed and a more proactive approach will be taken. It was also suggested that the Board find a Renovation Chair who could offer resources and educational opportunities for Homeowners to learn more about the renovations that are becoming necessary for the development's aging homes. Adam pointed out that more volunteers are needed to fill Board positions. The Board is currently short one Chair to fill the current Board positions. He encouraged those in attendance to consider joining the Board as positions are currently open and more will be open in January.

- II. Approval of Prior Meeting Minutes
 - The minutes from July 20, 2011 were approved.

- III. Committee Reports:

Architectural: Paul Martin (Chair)

- Three requests for architectural enhancements were approved since the last meeting.

- The homeowners' consensus for the Architectural Guidelines taken from the community meeting held on September 14, 2011 has been sent to the HOA Board members.

Facilities:

- The pool has been closed for the season.
- A brief discussion followed regarding the various vandalism incidents at the pool this year. Security cameras were suggested but no decision was made.
- It was also suggested that a "No Trespassing" sign be posted to allow for police intervention.
- It was noted that there has been a lot of litter in the recreational area.
- A Community Watch program is being considered and a resident has stepped forward to head it up. A community organizational meeting is scheduled for Tuesday, November 1st at 7pm at the Clubhouse. All homeowners are encouraged to attend.

Social:

- The pool party was a big success. Thank you to Erica Penny for all of her help with the party.
- The Halloween Party will be held October 29th. Two volunteers are needed to help plan this event. Two homeowners volunteered to assist in the planning.
- There will be a community yard sale held on October 8th in conjunction with the Durant Trails and Durant Trace communities.

IV. Unfinished Business

- New mats for the clubhouse bathrooms will be purchased. Matoka will research the cost and availability and contact the Board with the estimates.
- A picnic bench will be purchased and placed near the clubhouse patio to enhance the smoking area for the pool. Adam will seek Board consensus on the style and cost of the bench.
- A lock for the gate leading to the smoking area has been installed.
- The Master Plan meeting is TBD.

V. New Business

- Architectural Guidelines – a motion was made to approve the HOA Guidelines as posted on the blog the motion was seconded and approved. A discussion followed that resulted in a motion to amend the language for section 2.3.10. ("The front lawn should be a mix of lawn with well mulched shrubs, flower beds and/or trees.") The motion was seconded and approved.
- There was a brief discussion about the placement of vegetable gardens. Any revisions to the current guidelines would require further discussion and approval by the Board.
- 3-4 shade trees will be planted this fall around the children's play area. Rory reported they would be 15-20 ft. tall. The cost and details will be sent to the Board.
- Trees are also needed to replace those lost between the clubhouse and the neighboring property. A fence was also suggested. Rory will research a cost comparison.
- A motion was made to maintain the current amount budgeted for the Social Committee. The motion was seconded and approved.

- Erica Penny volunteered to reinstate her membership on the HOA Board as a Member at Large. A motion was made and approved.
- Consideration of hiring someone to run the larger social events was offered as a possibility. No decision was made.

VI. Management/Financial Report

- Matoka indicated that two CD's were maturing and suggested that they be rolled over for a year given the current interest rates. She will facilitate the investment of these funds at North State Bank who is offering the best interest rate.
- There is ample cash in the Cash reserve at this time to address any immediate needs.
- Budget considerations for the next fiscal year were discussed. It will be necessary to adjust/increase some line items.
- To offset the increasing costs and expenses a discussion ensued about raising dues. It was felt that since dues were not raised last year it would not be unreasonable to raise them for next year. A motion was made to raise the dues to \$225 bi-annually. The motion was seconded and approved.

VII. Confirmation of the next meeting – Wednesday, November 16, 2011 at 7:00pm at the Clubhouse.

VIII. The meeting was adjourned at 8:47pm

Mimi Raub, Secretary