

Alyson Pond HOA
Board of Directors Meeting Minutes
July 17, 2013
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Erica Penny (Secretary), Paul Martin (Architecture), Kristen Mitchell (Social), Matoka Snuggs (Charleston Management)

Not Present: Nathan Scarlett (Secretary), Karsh Fourhman (Treasurer), Nancy Elsam

Homeowners: 2 present in person

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. The minutes as submitted of the Mar 20, 2013 board meeting had been approved by the board via email.
- III. Homeowners Forum
 - a. Doors to clubhouse were found open after a rental. As a reminder, renters should make sure that all doors are bolted to the floor and locked.
 - b. There is concern about the tennis courts. The cracks are back, the door was recently pushed in, and the trees over the tennis court need to be trimmed back, because they are dripping onto the same spot on the court and it is getting indented as a result. One of the benches was also found off its bolts. A motion was made and passed to purchase a squeegee for the tennis courts to help clear off water after it rains.
 - c. A concern was raised about renters, and whether there are rules we can pass to ensure they are following the same rules as homeowners, or at a minimum be provided with a copy of the covenants. Matoka explained that they do need to follow the same community rules as homeowners, and that the homeowner is still responsible if the renters break the covenants. It is not possible to set up separate rules specifically for renters.
 - d. A question was raised about a tree that fell in the feeder creek to the pond, and whether it was HOA property or private property. [Note: It was subsequently confirmed that it was on private property.]
- IV. Committee Reports
 - a. Architectural
 - i. Jaimie Visocan is replacing Jenn Magee on the architectural committee. The board approved the change.
 - ii. There had been 3 homeowners issued letters for noncompliance: 1 homeowner has since fully complied, one homeowner has made an effort to comply, and one has not yet complied.
 - b. Facilities
 - i. New tables have been purchased for the pool.
 - c. Social
 - i. We had a good turnout for the July 4th parade and pool party, with great feedback.

- ii. The next event will be a Branch Out event on 7/25, with the next Branch Out at the end of August

- iii. We will have the end of summer pool party at the end of summer

V. Unfinished Business

- a. There was no unfinished business

VI. New Business

- a. There is a tree on HOA property behind the clubhouse that is dead and needs to come down. The board approved a motion to spend up to \$1000 to take it down. [Note: The tree was removed on 7/26.]

- b. The board approved a motion to have security cameras installed at the clubhouse and overlooking the playground by Southern Security Group, and to sign up for internet access for the clubhouse to allow for remote monitoring of the security cameras and to provide wifi in the clubhouse and pool area.

VII. Management Report

- a. The board voted to proceed with foreclosure proceedings on two properties. 8608 Wheeling (owes \$1,400 in back dues) and 8509 Averell (owes \$1,500). They will still have an opportunity to put in place a payment plan and avoid foreclosure, but this is the next step we need to take.

VIII. Confirm day and time for next meeting: Sept. 18, 7:00pm

IX. Meeting was adjourned at 8pm.