

**Alyson Pond HOA
Board of Directors Meeting Minutes
September 29, 2015
7:00pm at the Alyson Pond Clubhouse**

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Matoka Snuggs (Charleston Management), Erica Penny (Newsletter and entrance landscaping), Nathan Scarlett (Facilities), Celeste Reinholtz (Social Chair)

I. The meeting was called to order at 7:05pm by Adam Gartenberg and a quorum was designated by the Board.

II. Minutes for the July 2015 HOA Board meeting were not yet available for review.

III. Homeowners Forum

No comments were made at this time.

IV. COMMITTEE REPORTS:

Facilities

- Update on Broken Water Line at the Clubhouse:
 - The water line that was leaking is a line that supplies only the pump house and is only needed for filling the pool. Fixing this line is not mandatory, as we can top off the pool during with the garden hose from the clubhouse, and refill from empty when necessary by renting a metered connection to the fire hydrant.
 - We have not received estimates yet for repairing the water line.

Architectural

- 3 Architectural Change requests were received and approved; one for a fence and 2 for landscaping.

Financial Report

- Account balances as of August:
 - Checking = \$14,185
 - Reserve = \$63,095
 - A/R = \$6,310

Unfinished Business:

- Nathan shared the estimates for installing additional security cameras in the rear of the clubhouse and at the rear pool gate. A motion was approved to proceed with the installation of 3 additional cameras at a cost of \$1142.
- Nathan shared some initial estimates for new flooring and new kitchen cabinets and countertops for the clubhouse. Using the initial estimates as a rough guide, the conclusion was to set a ceiling of \$20,000 for the floor and kitchen renovation at the clubhouse. Note that it is not assumed that these initial quotes will be the selected products or vendors for the work. Celeste agreed to help coordinate a committee to pursue these renovations.
- The board asked Matoka for an update on the court proceedings related to spray paint vandalism on April 14 2015. Matoka gave the following update via email after the meeting:
 - Officer Painter is going to try to get specifics but it looks like the court date is not until some time in December.

New Business

- Annual Budget
 - Charleston Management presented the proposal for the 2016 annual budget. To offset a projected increase to roughly 1/3 of the line items, the budget includes a \$20/year increase per home.
 - A motion was made and approved unanimously by the Board to approve the proposed budget for 2016. The new HOA Dues per home will be \$250 per 6 months (\$500 per year), an increase of \$20 per year over 2015.
 - The board discussed again the estimated cost of a total replacement of the tennis courts (\$80,000 to \$100,000). This repair is not required right now, but is the recommended option to repair the cracked tennis courts when the cracks become bad enough to close the courts. A capital improvement of this size, when it becomes necessary, would require a special assessment to be funded as it exceeds the Association's current reserves.

Management Report

- As of August 31 there were 19 homes with outstanding dues for the second half of 2015.
- Several violation notices have been required; one for parking of a boat at home, one for debris, ten for lawn maintenance.

Confirm day and time for next meeting: Wednesday, November 18, 2015

Meeting was adjourned at 7:50pm.