

Alyson Pond HOA
Board of Directors Annual Meeting Summary (*Proposed*)
May 18, 2016
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Nathan Scarlett (Secretary/Facilities), Erica Penny (Facilities), Celeste Reinholtz (Social), Matoka Snuggs (Charleston Management)

Not Present: Karsh Fourhman (Treasurer), Zachary Tunstall

Homeowners: 19 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. A motion was made and carried to approve the minutes as submitted of the May 20, 2015 Annual meeting. The minutes of the March 16, 2016 Board Meeting were previously approved via email and have been posted on the Alyson Pond website (<http://www.alysonpond.com/BoardDirectors.htm>).
- III. Introduction of the HOA Board of Directors
 - Each board member present introduced themselves by name, address, and Board position.
- IV. President's Report

Adam thanked the outgoing Board members Erica, Karsh, and Zachary for their time and contributions.

Highlights of activities this year:

- Clubhouse renovation, including new floor, kitchen cabinets and countertops
- Lights around pool fence have been replaced with LED bulbs
- Additional security cameras were added to increase visibility at rear of clubhouse
- Water line between clubhouse and pumphouse developed a leak. The board chose not to repair due to cost, only needed to fill pool which can be filled from clubhouse hose.
- Water line from clubhouse to street was found to be blue poly and was proactively replaced.
- Homeowner's Guidelines were updated to require quiet after 10pm (1 hour earlier than city regulations).
- Clubhouse rental policy was updated to disallow back to back rentals to allow more time between rentals for clean-up if required
- Thanks to Celeste and others for organizing great social events this year. Recent adult parties have been well attended. Pool opening party is planned.

Adam gave the following reminders:

- Please do not use the Alyson Pond Facebook page for business solicitation.

V. Financial Report

Financial report prepared by Charleston Management was reviewed (as of 4/30/2016).

Total Assets = \$60,824.37

• Cash – North State Bank	\$18,119.06
• Reserve – Money Market, North State Bank	\$25,488.51
• Investment CD, North State Bank	\$15,560.25
• Delinquent Dues A/R	\$1,656.55

VI. Tennis Court Update

An update on the plans to repair the tennis courts was shared by Adam Gartenberg.

- Time has taken its toll on our tennis courts. The average life span for a tennis court is 20 years, and that means that at 25 years old, we are appropriately at the point where the courts can no longer be patched and repainted, but need to be fully reconstructed.

- We have solicited multiple bids for the job, and while a portion of the cost can be covered from our reserve fund, the reconstruction of the courts will require a one-time special assessment estimated to be in the range of \$300 to \$400 per household.
- We are also intending to include repaving of the basketball court in this activity.
- We hope to have the bids updated in the coming month or two to make a selection and identify the exact cost to plan for. At that point a special meeting for vote on the assessment will be scheduled. The board intends to hold the assessment vote as soon as possible, but set the due date of the payments for early 2017. The court reconstruction would then be performed in the spring of 2017 if approved.

A short discussion followed, including the below questions and comments:

- Rory said he asked an engineer friend to look at the courts, and gave feedback that drainage should be improved in the area as part of the court reconstruction, given the low level relative to the pond.
- What happens if the special assessment vote fails? We cannot afford to repair the courts without the funds raised by a special assessment. A special assessment vote could also be required even to remove the courts since this would amount to an alteration of a shared amenity. We believe the courts will become unsafe for play in the next year or so if not repaired.

VII. Homeowner's Forum

The homeowners were invited to share any concerns or feedback they may have.

- A request was made again to repave the Wheeling Drive extension. Several people noted that the city trash and recycling trucks drive down the extension to serve those residents. It was explained that the board is holding funds in reserve to cover the cost of repaving the Wheeling extension as soon as the board agrees that is necessary. The extension on Wheeling Drive is not a city maintained street and is the responsibility of the HOA.
- A resident on Averell complained about neighbors frequently parking several cars on the road in a manner that blocks the road to large vehicles. The resident is concerned about the ability of fire and rescue vehicles to access the street. The HOA was asked to pass new rules on parking or send a letter. The HOA cannot enforce city parking regulations on city streets. The board advised that if the issue persists after speaking to your neighbor, call the police when illegally parked cars are observed.
- A resident asked if the board could send letter to neighbors who have inoperable vehicles in their driveways.
- There was a request to explore with the city installing a stoplight at the intersection of Litchford and Coxindale. It is possible that something is already in the works.
- Who is monitoring the pond? Foster Pond Management.

VIII. Unfinished Business

Refer to Tennis Court update above.

IX. New Business

There was no new business to be discussed.

X. Board Elections

3 positions carrying a two year term were vacant.

The following nominations were made:

- Erica Penny
- Rory McDermott
- Ed Faulkner

A motion was made and carried that the nominated persons be elected by acclamation.

XI. IRS Resolution 70-604

A motion was made and carried to resolve that any excess over the expenses of the budget year be applied against subsequent tax year of member assessments.

XII. Other Business

A request was made for volunteers to help organize a block party.

XIII. Adjourn

The meeting was adjourned at 7:55pm.