

Alyson Pond HOA
Board of Directors Meeting Minutes
July 20, 2016
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Nathan Scarlett (Secretary/Facilities), Celeste Reinholtz (Social), Rory McDermott (At-Large), Ed Faulkner (Treasurer), Matoka Snuggs (Charleston Management), Erica Penny (Erica was available only for outdoor walk-through of landscaping proposal)

Not Present:

Homeowners: 3 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 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>). The proposed meeting minutes of the May 2016 Annual Meeting will be officially approved at the next annual meeting, and are also available on the Alyson Pond website.
- III. Homeowner Forum
 - A homeowner expressed concern about the saplings and bushes growing on the dam at water's edge. This concern had also been raised by the pond management company, and plans have already been made with Evergreen Lawn Service to clear the growth on the pond side of the dam as soon as the water level is low enough.
 - A homeowner asked if it was allowed to have chickens in the backyard. The board stated that it is specifically prohibited in our bylaws. Matoka from Charleston Management indicated most communities have similar rules prohibiting chickens. Ed Faulkner stated that keeping chickens in residential areas such as Alyson Pond can carry some risk to dogs, foxes, and even the risk of transmitting avian flu to wild geese and birds.
 - A homeowner raised a concern regarding a neighbor's landscaper dumping logs and branches in the feeder creek leading to the pond.
- IV. Common Area Landscaping Proposal
 - Erica Penny lead the board on a walk outside to review a proposal for 10 landscaping work items from Beth Bender (Evergreen Lawn Service). The board approved all work items except for item 9. The total expense for the approved work is \$2965.
 - i. Clear growth (trees, saplings, etc.) at water's edge on dam.
 - ii. Remove 3 dead juniper bushes near large maple tree at entrance to pool from Conxindale.
 - iii. Remove 2 juniper bushes between two magnolia trees that parallel pool parking lot. Transplant wax myrtle seedlings to Wheeling Drive.
 - iv. At Alyson Pond entrance, remove dead Chinese privets
 - v. Apply triple-shredded hardwood mulch in large natural area at Alyson Pond entrance from Litchford Rd.
 - vi. Transfer yellow knock-out rose from center bed at entrance to the pool area.
 - vii. Transplant 1 red knock-out rose in the center bed. (already completed)
 - viii. Replace 1 nandina in the entrance bed (completed)
 - ix. Paralleling the fence (pool) and the playground, plant 16 liriope and mulch along fence area. (This item was not approved at this time)
 - x. Mulch beds outside the pool area with 9 cubic yards of triple shredded hardwood mulch.
 - Matoka was requested to solicit quotes for correcting erosion in several areas around the clubhouse (along pool fence on playground side and down the hill, near pump house at sidewalk, behind clubhouse near patio, and in mulched area between clubhouse front door and pool gate).

- Matoka was requested to ask Matthews Tree Service about also trimming trees near tennis courts.

V. Committee Reports

- Facilities
 - i. Please be sure to leave the door to the bathroom from the pool deck unlocked. An automatic lock will lock the door overnight.
 - ii. Please follow guidelines on leaving thermostat when leaving the clubhouse.
 - iii. The light fixture at the pool fence corner near the clubhouse cannot be repaired. It will be removed.
- Architectural
 - i. Eight (8) architectural change requests have been approved since previous meeting, including tree removals, fence building and a backyard shed.
 - ii. Two (2) violation letters have been sent.
- Social
 - i. Neighborhood party is planned for Aug 13, and will include an inflatable water slide. Looking to hold in a culdesac in the neighborhood. This plan was later changed to have the party in the clubhouse parking lot.

VI. Unfinished Business

- Tennis Courts
 - i. The board is interested in proceeding with the bid from Court One for reconstruction of the tennis courts. Names and numbers of past Court One customers were passed out and board members volunteered to call to ask for positive references. Goal set to finish calling for references by August 3.
- Entrance Lighting
 - i. Motion was approved to install new LED lights at entrance, including new 5 year warranty and maintenance contract. The cost of the upgrade (\$4270) is less than the current maintenance contract for 5 years.

VII. New Business

- Pond management company (Foster Lake and Pond Management) has recommended the rip rap rocks at the emergency spillway (under the footbridge) be replenished. Initial bid is \$2275. The board did not vote on approval of the rip rap replenishment at this time. Matoka will ask Foster for a drawing to accompany the bid to ensure we understand the work proposed.
- There is no known key for the supply closet door where the security camera DVR is kept. Nathan and Adam will replace the dead bolt to allow the closet to be locked.
- While the board has been sharing the Architectural change approval responsibilities by rotating members month to month, there have not been consistent reviews of the neighborhood to identify violations. The board agreed to split up the neighborhood and notify Adam and Matoka of any violations identified.

VIII. Financial Report

Finances are in order.

• Checking	May \$11,924	June \$21,325
• Reserve	May \$41,051	June \$41,353
• A/R	May \$1,378	June \$1,619

IX. Adjourn

The meeting was adjourned at 7:55pm.