

Alyson Pond HOA
Board of Directors Meeting Minutes
September 21, 2016
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Celeste Reinholtz (Social), Ed Faulkner (Treasurer), Nathan Scarlett (Secretary/Facilities), Matoka Snuggs (Charleston Management),

Not Present: Rory McDermott (At-Large), Erica Penny (Facilities), Jenipher Riddle-Wilson (Vice President)

Homeowners: Joel Duvall, Brenda Rowland, Patricia Jakobs

- 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 July 20, 2016 Board Meeting were approved.
- III. Homeowner Forum
 - A homeowner asked that the pool be kept open longer. Consensus was reached that we can keep the pool open a couple weeks longer. Matoka will follow up with the pool management company.
 - A concern was raised about renters not receiving copies of HOA guidelines. It is the responsibility of the homeowners to ensure their renters are informed of the guidelines and are following them.
- IV. Committee Reports
 - Facilities
 - i. Clubhouse and pool area WiFi had not been working but is now fixed. The password was set to match the posted sign ("welcomehome").
 - ii. Update (email) from Erica regarding landscaping was read by Adam. Beth had been waiting for go-ahead from HOA Board to clear brush along dam waterfront. This was approved at the last meeting. Matoka to follow up with Beth to ask her to proceed immediately.
 - Architectural
 - i. The recently approved architectural change requests were briefly discussed.
 - ii. Several violation letters have been sent for issues such as debris in pond area and tree removal without prior approval.
 - Social
 - i. Celeste is working on plans for Halloween and Holiday Party. Hope to get same Santa as last year.
- V. Unfinished Business
 - Tennis Courts
 - i. All references contacted regarding Court One have been positive. Next step is to work out details of how much of current reserves to use to offset project cost in order to set amount of proposed community assessment. As soon as the required amount is determined a special meeting to vote on the assessment will be scheduled. Meeting notices will then be communicated to all homeowners.
 - Tree Trimming
 - i. Matthews tree service quoted \$800 to \$1200 to trim trees around tennis courts. The board requested that Matoka get a second quote for the work.
 - Drainage Bids
 - i. Quotes for drainage system installation around clubhouse, pool, and tennis courts have been received from Sweetwater Landscaping and Vortex Drainage Systems. The board discussed the bids and decided NOT to proceed yet with the drainage work. The board had concerns that if we have the drainage work done before the court reconstruction then the drainage work may be damaged during the court work, or the drainage needs could be slightly different after

court reconstruction. Matoka will ask Court One their opinion on advantages of performing the drainage work before or after tennis court reconstruction.

- ii. Matoka will ask Beth to go ahead with her proposed plantings along edge of pool deck above the playground to help reduce erosion.

VI. New Business

- Congratulations to Matoka Snuggs on her 20 year anniversary with Charleston Management!
- Proposed budget was reviewed. Proposed 2017 dues are the same as 2016 (\$250 2x/yr). Proposed budget includes 4% increase in Charleston Management fees (fees increase every 2 years). Savings from new lighting and pool contracts total \$3,690. Motion was made and carried to approve 2017 budget as proposed.

VII. Financial Report

Finances are in order.

• Checking	July \$24,080	Aug \$24,225
• Reserve	July \$50,420	Aug \$45,864
• A/R	July \$12,309	Aug \$4,746

VIII. Adjourn

The meeting was adjourned at 7:55pm.