

Alyson Pond HOA  
Board of Directors Meeting Minutes  
March 21, 2018  
7:00pm at the Alyson Pond Clubhouse

**Present:** Jenipher Riddle-Wilson (Vice President), Erica Penny (Treasurer/Landscaping), Matoka Snuggs (Charleston Management), Chris Lawrence (Architectural), Nathan Scarlett (Secretary), Celeste Reinholtz (Social)

**Not Present:** Adam Gartenberg (President)

**Homeowners:** 1 additional homeowner present.

- I. The meeting was called to order at 7:03pm by Jenipher Riddle-Wilson and a quorum was designated by the Board.
- II. Homeowner Forum
  - No concerns raised
- III. Approval of Prior Meeting Minutes
  - The minutes of the January 2018 Meeting were approved as submitted. They are available on the alysonpond.com website.
- IV. Committee Reports
  - Architectural
    - Architectural Approval requests for two homeowners (both screened-in porches) were approved.
  - Facilities
    - Entrance sign "Alyson Pond" lettering is falling and needs repair. Board agreed to have it fixed for minimal cost for now. Charleston Management is requested to submit a work order.
    - Mole problem on one side of entrance. Something is eating the flowers. Erica will ask Beth about what can be done but we may need to call an exterminator.
    - A new doggie waste bag dispenser has been added near entrance from Litchford Road.
    - Drainage problem has been causing pooling of rainwater between tennis courts and basketball court. This has been fixed after a call to CourtOne.
  - Social
    - Easter Egg hunt planned around clubhouse parking lot Sunday March 25 at 2pm
    - Planning has started for pool party June 2 with DJ, bouncy slide, food and treats!
- V. Unfinished Business
  - Tennis and Basketball Court updates
    - No Updates since last communication from Adam. The last update shared by Adam with the community on March 5 via email and Facebook is copied below:  
"I had a reassuring call today with Glen Malpass, Ph.D., P.E. from TerraTech, the engineering firm we've contracted with to evaluate the condition of the tennis courts.

To summarize what he found at their inspection at the end of January:

- The french drain is working well and is helping to dry things out.
- We should be able to proceed with construction after a few weeks of dry weather. The broken up condition of the surface is making it a little harder because it's letting in more water when it rains, but he feels that 1-3 weeks of warm and dry weather should be sufficient to get the equipment out there.
- He has no concerns about the long-term viability of rebuilding the courts. He said that once we put in the planned stabilization and pave it, we should be good. The french drain greatly improved conditions and he described it as "cheap insurance" for the life of the courts.
- They will continue to monitor conditions for us to assess when we should be ready to pave."

- Pool Furniture
  - i. Matoka has received updated quotes with itemized prices:  
Chaise Lounges - \$ 157.  
Dining Chairs - \$ 85.  
Tables - \$ 192.  
Umbrella - \$ 225  
Base for Umbrella - \$ 103.
  - ii. No proposals were made to purchase anything new for now.

VI. New Business

- Prep for Annual Meeting
  - i. Erica, Chris, and one open position will be up election.
- Discussion on management of Alyson Pond Facebook Group
  - i. Several people raised concerns about the negative tone of many posts and comments on the community closed Facebook group. Most on the board felt that it would be best to change the Facebook group to a fully moderated mode if someone would be willing to be the moderator. In this mode, new posts would not be visible to anyone until one of the moderators approves the post.
  - ii. One concern raised about fully moderated mode was that it might make it difficult to get timely requests for help finding lost pets.
  - iii. We discussed the need to formalize the usage guidelines.
  - iv. No decision was made on this matter at the meeting, in order to discuss also with Adam.

VII. Financial Report

- Finances are in order. Account balances are as follows as of February 2018
  - i. Checking                    \$25,966
  - ii. Reserve                    \$135,916
  - iii. A/R                        \$7,377

VIII. Adjourn

- The meeting was adjourned around 7:45pm
- Next meeting will be May 16 2018.