

Alyson Pond HOA  
Board of Directors Meeting Minutes  
September 12, 2018  
7:00pm at the Alyson Pond Clubhouse

**Present:** Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Erica Penny (Secretary/Facilities), Matoka Snuggs (Charleston Management), Christopher Lawrence (At-Large), Nathan Scarlett (Secretary/Facilities), Elliot Case (Treasurer), Celeste Reinholtz (Social)

**Not Present:** None

**Homeowners:** Three additional homeowners present

- I. The meeting was called to order at 7:00pm by Adam Gartenberg and a quorum was designated by the Board.
- II. Approval of Prior Minutes
  - The [minutes of the July 2018 Meeting](#) were approved as submitted.
- III. Homeowner's Forum

The following items were raised during the homeowner's forum.

  - Glad to see Tennis and Basketball Courts finished!
  - Concern raised about general cleanliness of pool water this year (see New Business)
- IV. Committee Reports
  - Facilities
    - Pool furniture is now stowed and secured. Tables need to be set on ground instead of stacked (taken care of after the meeting)
    - Beth (landscaper) will be putting drainage rock along top of hill by the pool before the storm this weekend
    - Tennis and Basketball courts are done!
  - Architectural
    - Lots of activity. 6 architectural request approvals this period
    - We will discuss solar panel guidelines during New Business
  - Social
    - Halloween trunk or treat being considered but not well attended in past
    - Decided to plan Halloween party Oct 27. Matoka will book the clubhouse
    - Tentatively planning holiday party Dec 15
    - Dog swim held yesterday, about 25 families attended. This was held after pool was closed for the season.
- V. Unfinished Business
  - Miscellaneous items related to Tennis courts
    - i. Walkthrough completed. Nothing found that needs follow up.
    - ii. Court One was asked if extra court roller is available to replace our missing roller.
  - Replacement of clubhouse roof, gutters, rotten fascia
    - i. Insurance claim approved to replace clubhouse roof due to hail and storm damage.
    - ii. Storm Guard price for roof replacement (\$10600) is within approved amount on insurance claim (\$10853.70). Our deductible for roof replacement is \$1000. Additional quote for gutters replacement (\$2400) is slightly higher than another bid from Triangle Gutters (\$2135). We will ask Storm Guard to match best gutter estimate, so we can work with one company.
    - iii. Motion approved to accept a bid from Storm Guard such that total bid not to exceed \$13000. This includes roof replacement covered by insurance with \$1000 deductible and max \$2400 for gutter replacement and rotten fascia replacement.
  - Pergola

- i. The pool pergola paint is in rough shape. Needs painting urgently to avoid deterioration of wood over the winter.
- ii. Quotes received for painting the pool pergola.
  - 1. Joe Meeks \$2500 (Charleston Management general handyman service)
  - 2. Flavio Romero \$2733. (Comes on several recommendations from community members)
- iii. Motion approved to approve bid from Flavio Romero for up to \$2600, else work to be performed by Joe Meeks.
- Leaning fence/lamp posts by the pergola
  - i. Matoka to seek advice/bid from Ram Jack or another professional if recommended by Ram Jack.
- Wind screen and benches will be put back soon (to be arranged by Matoka)
- Nathan and Matoka to check if tennis court lights working and staying on
  - i. Update from after the meeting: Main top circuit breaker at court gate trips after court lights are on for 10 to 15 min. Matoka to have repaired by electrician.

## VI. New Business

- Homeowners have requested to extend pool season longer, possibly through end of Sept. Discussed how it is hard to predict in advance the weather in Sept but the last couple of years have been warm through the end of Sept. Will discuss further during budget review.
- Concerns raised about general condition of the pool water this year. Requested to possibly seek other pool cleaning companies to get better service. Feedback from Charleston Management is that our pool service company is by far the most responsive in their experience. We do need to have conversation with them about water clarity and find a solution.
- Solar Panel Discussion
  - i. HOA cannot and should not prohibit the reasonable use of property. In order to help guide future decisions, the board would like to start a discussion on the possible need for guidelines specific to solar panel installations.
  - ii. Factors to consider are which roof surfaces could be used (street facing vs other sides), color of solar panels, need for neighbor notifications through architectural change request process.
  - iii. How is this different from satellite dishes?
  - iv. General consensus was to have simple guidelines to require generally modern/contemporary style that is consistent with roof color.
  - v. Discussed inviting public comment via email, Facebook, and/or including on next meeting agenda.
- Request made to put on agenda for next meeting guidelines for keeping chickens for eggs.
- 2019 Budget
  - i. Reviewed prepared proposed budget for 2019
    - 1. Includes 5% increase to homeowner dues
  - ii. Motion was made and carried to approve 2019 budget as proposed.

## VII. Financial Report

- Account balances read. Balances below are for August 2018
  - i. Checking                    \$25,693
  - ii. Reserve                    \$61,856
  - iii. A/R                        \$5,555
- Reserve balance after final payment to Court One is now \$45,000
- 10 home owners with outstanding balances for 2<sup>nd</sup> half of 2018. 4 in various stages of collection.

## VIII. Adjourn

The meeting was adjourned at 9:12 pm.