

Alyson Pond HOA
Board of Directors Meeting Minutes
March 26, 2019
7:00pm at the Alyson Pond Clubhouse

Present: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Matoka Snuggs (Charleston Management), Nathan Scarlett (Secretary/Facilities), Erica Penny (Secretary/Facilities), Celeste Reinholtz (Social), Elliot Case (Treasurer, present via Facebook Live)

Not Present: Christopher Lawrence (At-Large)

Homeowners: 7 additional homeowners present

- I. The meeting was called to order at 7:05pm by Adam Gartenberg and a quorum was designated by the Board.
- II. Approval of Prior Minutes
 - The minutes of the January 2019 Meeting were approved as submitted.
- III. Homeowner's Forum
 - Guest speaker from Tennisbloc.com had arranged to come to speak about offering a tennis program in the neighborhood. However the representative did not show up so the discussion was postponed.
 - Request was made to open the pool earlier and close later
 - Normal schedule would be to open the week before Memorial Day and close the week after Labor Day
 - Cost is \$300 per week additional
 - Proposal made to open one week earlier and close one week later than normal as an experiment this year.
 - Motion approved to add two weeks to the season this year (one week earlier and one week later). Open two weeks before Memorial Day and close two weeks after Labor Day.
 - Discussion about need to repair caulk line around pool that is currently degrading and mildewed. Matoka is checking with pool company to see what can be done and how soon.
 - Concerns raised about weeds and how difficult it is to control weeds when some yards are heavily infested. Concerns about impact to home values. Suggestion made by the homeowner to ask everyone to either have professional yard maintenance or join a neighborhood wide program.
 - Consensus was that we should not mandate that homeowners pay for professional yard maintenance
 - Discussion about how to approach the problem. Yard of the Month could be started back up, newsletters about yard maintenance, encourage lawn maintenance.
 - Concern raised that shrub growth at waters edge along the dam is getting high and needs to be trimmed. This is normally maintained by our landscaper.
 - A homeowner asked about need to submit Architectural Request for privets recently removed. Referred to guidelines on the website but sounds like not enough area changed to require a request.
 - One homeowner is having a problem with a woodchuck attacking a holly. Suggestion was made to call wildlife commission to trap the animal.
- IV. Committee Reports
 - Architectural
 - Approvals
 - Two requests approved for tree removal
 - Violations
 - 3 homeowners were sent violation notices since last meeting (trailer parked on street, overall appearance, tree removal without approval)

- Reminder to please submit Architectural Change Request when making changes, especially tree removals
- Facilities
 - Updates to landscaping and sign lettering at main entrance is in progress
 - Next step is to move the lighting over after lettering is moved.
 - Sprinkler heads may need to be adjusted
 - Problem noted with some lights around the pool not coming on. Matoka will continue to investigate.
 - Motion activated LED panel by the tennis courts needs repair.
 - Problem noted with one of the circuit breakers getting tripped at the tennis courts.
 - Discussion on need to improve the screening of the trash cans or find a better place for them. We will meet outside to discuss ideas after the meeting.
 - Need to meet with installer of security cameras to discuss improvement to visibility at night.
- Social
 - Branch Out! (March 28)
 - Neighborhood wide yard sale (first weekend in April)
 - Easter Egg Hunt (April 20)
 - Pool Opening Party (June 1)
 - Ladies Night Out events not well attended. Considering putting on hold for a while.
 - Some have expressed interest in joining a softball team

V. Unfinished Business

- Restroom floor coating options. We need to remove the existing raised floor mats to allow the floor to be cleaned better.
- Discussed samples of different options for non-slip coatings. Some are stick-on coatings, some are paint on coatings.
- Motion approved to order non-slip stick-on product (\$200)

VI. New Business

- Annual Meeting Prep
 - Adam, Celeste, Jenipher, and Nathan's terms expire
 - Refreshments at 6:30pm, needs to be planned
- Discussion on Pool opening and closing dates (already discussed during Homeowner Forum)
- Discussion on Clubhouse Rental fees and procedure
 - We have discovered our cleaning deposit (\$75) does not cover cleaning fee by cleaning company (\$125)
 - Motion approved to raise cleaning deposit to \$125.
 - Reminder to book reservations through the Charleston Management website. Requires account online. Adam will send email to everyone reminding them to setup account on Charleston Management.
 - We need to update alysonpond.com to link to Charleston management website and update clubhouse reservation link to change from pdf to Charleston Management website.
- Request has been received to post architectural change requests/approvals somewhere online for more visibility.
 - Concern was raised after tree removal at house not directly abutting still causing negative impacts due to increased noise and change in view and amount of sun
 - We as a board need to make sure during Arch Request review that all impacted neighbors have been asked to sign per current guidelines.

VII. Financial Report

- Adam read aloud the following account balances.
- Balances below are for Feb 2019

• Checking	\$33,609
• Reserve	\$36,969
• A/R	\$3,281

- As of 2/28, 9 owners owed for 1st half of '19 and 4 owners still owed a portion

VIII. Adjourn

- The meeting was adjourned around 8:30pm.
- The next meeting will be May 15, 2019.