



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for August 11, 2021 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:04pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Kelly Crider (Secretary), Scott Brammer (Treasurer), Mike Clement (Architectural) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Erica Penny (Facilities)
- A motion was made by Jenipher Riddle-Wilson to approve the March minutes and seconded by Scott Brammer. The meeting minutes were unanimously approved by those in attendance.

II. Committee Reports:

- Architectural
 - A few architectural requests were approved including a couple of paint jobs as well as an addition that was approved after confirmation it was not intended to serve as a multi-family unit.
 - Concern was expressed over past items that were allowed under special circumstances that may present an inconsistency moving forward, particularly a recent exception for a six-foot fence.
- Facilities
 - The WiFi at the pool has been upgraded. This upgrade boosts the signal and speed of the internet at the pool and clubhouse and is less expensive than the prior plan.
 - The broken clock at the pool was replaced.
 - The bushes and maintenance of the Crepe Myrtles directly in front of the clubhouse were briefly discussed before then being tabled for when Erica is present and could provide insight from the landscaper.
- Social
 - The Fourth of July parade was a success and a nice gathering of neighbors to enjoy the holiday.
 - The food trucks have been enjoyable as well.
 - The board briefly discussed a Trunk or Treat or Fall Harvest type event for the future.
 - The position vacancy was discussed in new business.

III. Unfinished Business:

- Concerns over Erosion
 - Two companies came to review the erosion concerns and provide quotes of recommended service, Delcid Erosion Control and Brightside Landscaping. In reviewing the service ideas, the board still had several questions with regard to the execution of the proposals as well as the longevity of the solutions. The board discussed adding plants to the hillside next to the pool to help with the run-off concerns. Matoka is familiar with a particular plant type that is suited for hillsides where erosion is of concern and will follow-up with the plant name. This was discussed as the favorable approach to start, then to reassess once the plants are in place to check for improvement. There will be continued discussion surrounding this matter.
 - The pump house was discussed as well, particularly with the concern over water appearing to be flowing from under the house. It was decided that this concern would be investigated further at the conclusion of the pool season. There was however a consensus on installing gutters to the pump house.



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IV. New Business:

- Board Vacancy
 - Discussed how it might be beneficial to have a synopsis of the responsibilities of each board position accessible for homeowners to reference. The hope is to assist in board recruitment and interest. Adam will write a position synopsis and make another post regarding the vacant social chair position.
- Pool Management
 - There have been a multitude of complaints surrounding the conditions of the pool and the surrounding deck which has brought into question the satisfaction with the current pool servicing company. Criticism has included the cleanliness of the pool and surrounding area, the management of the items surrounding the pool and the inconsistency of the water testing. Matoka has acquired bids from new pool management companies. The new bids would represent an increase in the cost of service, but there is optimism that this could fit into the budget and allow for a more pleasant experience with the amenity. The pool management bids will be a continued discussion with expected action at the conclusion of the season.
- Key Issuance
 - The ask of new locks and amenity key issuance was brought up and led to an extended discussion surrounding the issue of non-homeowners making use of the community amenities, particularly the pool. The board recognized that there may be a number of contributing factors to this issue including old homeowners still having keys to the amenities, neighbors lending their keys to people outside the neighborhood, or people being let into the pool when waiting at the door with no verification of if they are in fact a homeowner in the community. It is unclear how to deject some of this behavior, however changing the locks and issuing new keys was a proposal that could perhaps have a beneficial impact on this issue. Matoka volunteered to solicit bids for changing the lock and issuing new keys as well as a bid for upgrading to a chip card entry for the amenities. This is to be an ongoing discussion with a target for any action decided to be finalized early 2022.
- Pickle Ball
 - The idea of converting one of the tennis courts to double as a pickle ball court was brought up. Matoka volunteered to get a quote for what such an effort would entail.

V. Financial Report:

- We are presently operating under budget which is favorable as we should be able to contribute extra to the reserve fund at year end.
- Financial Comparison for May/June:

	May	June
Checking	\$23,383	\$43,304
Reserve	\$84,970	\$75,860
A/R	\$5,697	\$6,224

VI. Adjourn:

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:30pm.
- The next meeting is scheduled for September 28 at 7:00pm at the clubhouse.