



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for September 28, 2021 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:12pm.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Scott Brammer (Treasurer), Mike Clement (Architectural) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (Vice President), Erica Penny (Facilities)
- A motion was made by Mike Clement to approve the August minutes and seconded by Scott Brammer. The meeting minutes were approved pending noted changes by those in attendance.

II. Committee Reports:

- Architectural
 - A few architectural requests were approved during this period. There was also some that were denied including a request for a carport which will not be supported in the community. A request for a six-foot fence came in as well that will require additional discussion.
- Facilities
 - The pool is now closed for the season.
 - The pond company did two treatments on the pond and provided a quote for clearing out the brush near the dam. We would like to get a quote from our landscaper for this effort as well.
 - With the WiFi now upgraded Adam is researching options to install security cameras on the pool house, facing the parking lot, to have added oversight of this area that at times has questionable behavior.
- Social
 - The dog swim was a nice social event for the dogs of the community as well as their owners.
 - The social chair position remains vacant, anyone interested should reach out to the board.

III. Unfinished Business:

- Concerns over Erosion
 - Gutters were installed to the pump house to assist with the water flow in that area.
 - Matoka received a bid of \$850 to put new rocks in the eroded area by the pump house however there was concern that there still appears to be water flowing under the structure with no apparent cause. There was a consensus that this water leak needs further investigation before any rocks are placed. A motion was made by Scott Brammer to install the rocks pending a successful inspection of the water flow under the house. This motion was seconded by Mike Clement and unanimously approved by those in attendance.
- Board Vacancy
 - The Social Chair position remains vacant. Adam acknowledged an outstanding item of writing descriptions of each board position to make available to the residents.

IV. New Business:

- Pickle Ball
 - A quote for painting pickle ball lines on the tennis courts was provided at \$655 per court with an additional \$747 per court for a net that would provide the options for both tennis and pickle ball. The net effort consists of two additional anchors with net straps to allow



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for adjustment to the proper pickle ball height. The board was easily in favor of moving forward with the lines on one court with the potential of doing the second in the future should there be demand in the community. There was however discussion on which of the two courts to place the lines as well as if we should install the special net.

Considerations on the court placement were the court popularity, the existing backboard as well as the proximity to homes where it was ultimately decided the first court walking in would be the court for the lines (the court closest to the playground). The discussions around the additional net were surrounding if there was truly a need for the net or if using a modified tennis net would be sufficient and purchasing the net to complete the court came out favorable. A motion was made by Scott Brammer to paint the pickle balls lines and install a pickle ball net on the first court when entering the tennis area and this was seconded by Mike Clement. The motion was approved by those in attendance.

- Amenity Keys

- Two companies provided quotes for various methods of re-keying, Citadel Locksmithing and Busse's Lock Service. The methods were for high security keys or for the same type of key that is presently used. The discussion on this topic however moved toward the gate as there is question as to if the gate presently meets fire code. The focus on the gate would be to adjust to a method where a key out is not necessary or a panic bar is available to release the door in an emergency. When considering these options, it would be essential that any release could not be accessed from the outside and used as a means of entry to the pool area. This discussion concluded with Matoka volunteering to obtain a third quote. It was emphasized that a decision on this topic needs to be made earlier rather than later in order to ensure the decided method may be implemented with plenty of time prior to the pool opening in 2022.

V. **Financial Report:**

- We are presently operating under budget on a few items, particularly the social budget due to the ongoing pandemic.
- Financial Comparison for July/August:

	July	August
Checking	\$43,529	\$40,975
Reserve	\$93,096	\$93,104
A/R	\$15,337	\$12,794

VI. **Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:08pm.
- The next meeting is scheduled for November 17 at 7:00pm at the clubhouse.