

**Alyson Pond HOA  
Board of Directors Meeting Minutes  
November 19, 2014  
7:00pm at the Alyson Pond Clubhouse**

**Present:** Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Matoka Snuggs (Charleston Management), Nancy Elsam (Secretary), Zachary Tunstall, Erica Penny (Newsletter and entrance landscaping), Nathan Scarlett (Facilities), Karsh

**Not Present:** Melissa Faulkner (social)

**Homeowners:** Rory and Stacey McDermott; Sara Wilhelmy

- I. The meeting was called to order at 7:05pm by Adam Gartenberg and a quorum was designated by the Board.
- II. A motion was made to approve the minutes as amended by Nathan; it was seconded and they were approved.
- III. Homeowners Forum  
We need to help Melissa out with social events; in light of having to cancel November party.

**IV. COMMITTEE REPORTS:**

**Social**

- Planning event for December – dates are blocked off but not sure which was decided on.

**Facilities**

- Beth planted pansies and changed plants to make it look happier after the growing season.
- Have not met yet about Wheeling extension. Neighbors bordering property want privacy barriers.
- Ants are an issue. Matoka is getting bids on new vendors.
- Recommend update on how clubhouse is rented; homeowners are not cleaning to satisfaction.
- Clubhouse floor needs updating. Flood lights have missing/or bulbs out needing replacement.

**Architectural**

- Approvals requested for one deck replacement, one tree removal, one fence, and two noise violations in past two months.

**Financial Report**

- Checking \$3,462; Reserve \$55,637; A/R \$1,665.
- Down to five delinquencies as of 10/31/14.

**Unfinished Business:**

- Wheeling Drive – Adam read out to group the engineering proposal. Waiting on receiving something in writing to say nothing really needs to be done at this time. Adam will forward out the full report when he gets it. Erica will direct Beth to do a high medium/low medium expense estimate.

**New Business**

- Swimming and Tennis lessons policy – current one doing it now has private lessons for non AP residents. A change in rules needs to be decided on is not allow it at all, or allow it for residents only, or only ok if resident recruits outside teacher to give private lesson. Matoka will talk with the insurance specialist.

- Consensus is tennis court lessons should be limited to one court.
- Clubhouse rental policy needs to be addressed. Limit rentals to one per weekend – in other words no back to back rentals. Raise the rate?

### **Management Report**

- Newsperson interviewed Adam about the purpose of homeowners associations and it went well. Adam will forward the published article.
- Board stepped outside and decided upon Library Kiosk site near pool house. Erica will order Kiosk and have Charleston Management install.

**Confirm day and time for next meeting:** Wednesday, January 21, 2015

**Meeting was adjourned at 8:42pm.**