



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for July 20, 2022 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:02pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (Vice President), Kelly Crider (Secretary), Jessica Scott (Treasurer), Liz Wells (Social) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenny Evans (Facilities), Mike Clement (Architectural)
- Two additional homeowners were in attendance
- A motion was made by Jenipher Riddle-Wilson to approve the March minutes and seconded by Jessica Scott. The meeting minutes were unanimously approved by those in attendance.

II. Homeowner Forum:

- Changing Tables
 - Homeowner Mary expressed gratitude for the swift installation of changing tables in the clubhouse restrooms.
- Playground Shade
 - Homeowner Mary expressed a grievance that the playground does not have shade. She expressed concern that the equipment gets too hot for children to play on making the playground unusable for a portion of the year. She expressed the desire for a canopy over the playground in order to provide shade, and that a canopy would have the additional benefit of allowing kids to play during rain. She also mentioned planting trees as another solution in order to provide shade over the area. The board expressed that a canopy would be expensive and that the area is a difficult one to plant trees as the roots have issues. The durability of a shelter was also in question. The board agreed to look into this further.
- Clubhouse Restrooms
 - Homeowner Mary brought up concern over the state of the restrooms at the clubhouse. Mary expressed that both the bathrooms and showers are disgusting, the toilet in the ladies room is often not working and that the supplies are often empty and the trash overflowing. Mary also expressed that she thought there should be matts in the bathroom similar to the showers, as well as that the alcove has turned into a lost and found that is not aesthetically pleasing. The board expressed that re-doing the bathrooms had been brought up previously but would be something for the off-season. It was also mentioned that there was a mat on the floor of the bathrooms at one point but it was removed as it turned out to be gross. Matoka mentioned that the pool company should be removing the trash and ensuring items are stocked during the summer season and said she would follow-up with the company. The board said they would take a look at the alcove and shower.

III. Committee Reports:

- Architectural
 - Six architectural requests were approved including requests for painting, garage door replacement, screen porch, shed and tree removal. Six violations were also mailed out.
- Facilities
 - The new electronic lock has been installed at the clubhouse which will allow for code assignment for clubhouse renters as opposed to coordinating a physical key.
 - Additional security cameras have been installed, and there is one extra security camera that may be placed should an additional need be uncovered.



Alyson Pond Homeowners Association
Board Meeting Minutes
July 20, 2022

- The plants at the dam appear to have grown quite a bit and need to be trimmed again, as well as the plants near the pool.
- The nails at the bridge also need maintenance.
- Social
 - There was a nice Memorial Day popsicle event, luau social, and Fourth of July parade.
 - This Friday, July 22 is a movie night. This was a heavily requested event and will be at 8:30pm. A blowup 16-foot screen was purchased to perhaps allow this to be a re-occurring social, and a projector will play the movie on the screen. Popcorn and glow sticks will be provided and homeowners are encouraged to bring chairs or blankets or any other snack or beverage they would like to enjoy for the movie.
 - The goal is to do a couple of social events a month, along with the bi-weekly food trucks. Summer is tricky for events due to the weather, but there is excitement for fall and winter events, particularly as there are many decorations in storage that could be used. One of the next large events will be a season-end pool party with Kona Ice already booked. A fall festival, halloween type event is being planned for fall as well as having Santa in December. An adults night or ladies night is also being considered.
 - The idea of a charitable social event was discussed in new business.

III. Unfinished Business:

- Pool Gate
 - The idea of adding an additional crossbar to the pool gate was brought up and Matoka provided a quote from Capital Locks for \$1,680 for both gates. The goal of this additional bar would be to deter people from reaching over the gate to access the pool. Generally this was thought to be extremely expensive for the work so Matoka volunteered to obtain additional quotes.

IV. New Business:

- Landscaping Items
 - A quote of \$850 was provided to cut down and remove the dead trees surrounding the tennis court, particularly where the common area borders homes. Additionally, a quote of \$1,450 was obtained for trimming back some of the branches around the parking lot. These quotes were received favorably and led to the practical discussion of ensuring that the homeowners bordering this area would be informed of the intention to cut these trees prior to the work being done. Additionally, there was a brief discussion on what will be planted in this area as the expectation has been for a natural barrier between HOA property and the bordering homeowner property. It was agreed to have future discussions closer to planting season to determine what to do with the area. Jennifer motioned to approve both quotes for cutting down the dead trees and trimming back tree branches and the removal and this was seconded by Liz. The motion was unanimously approved by those in attendance.
- HOA Sponsored Charitable Events
 - A discussion was brought up about neighborhood sponsored charitable events. This came up as a proposed social event was making pet beds for animal shelters. A charity provides kits for purchase to make the beds as an activity with the intention of donating the assembled beds to a shelter. The concern is that the HOA does not want to sponsor any religious or controversial charity endeavors. This brought up an expansive discussion on various charity options including coordinating drives or allowing use of the common space for donation boxes to collect items for various charities. The consensus was that charity events are tricky as people have different causes they like to support so it is a difficult item to pursue at the community level. However, the proposed pet bed making



Alyson Pond Homeowners Association
Board Meeting Minutes
July 20, 2022

event was thought to be more of a social event than direct support of a charity and animals are thought to be non-controversial so it seems like a fine event to host.

- Boats in Driveways
 - A proposal was brought up to consider allowing boats in homeowners driveways during the summer months. This proposal would require a change to the covenants and therefore need approval from homeowners. Other items have been brought up in the past that would also require an amendment to the covenants so it may be time for a review of the covenants.
- Clubhouse Interior Items
 - It was brought up that the chairs and rug in the clubhouse are pretty old and the space could use a refresh as it has been quite some time. Jessica and Liz volunteered to tackle a clubhouse refresh and look for durable items that enhance the space. It was said to keep the refresh to a budget of under \$1,000 and further discussion would be needed should more be necessary.
- Pool Furniture Items
 - The furniture at the pool is looking worn and there are some broken and missing umbrellas. These items all need cleaning as they really are not that old, but the sun does wear them down. Matoka agreed to look at refurbishing the chairs.
- Playground Retaining Wall
 - The retaining wall that borders the playground is broken and the netting keeps coming up. The mulch likely needs to be moved in order to fix this space.
- Non-Homeowners Fishing
 - A resident brought up that there seems to be many people who fish at the pond that are not part of the community. This is a disturbance and also can add to the litter seen in the area. It was agreed that we may benefit from a second private property sign on the other side of the community area bordering the clubhouse, as well as potentially a catch and release sign as that is the usual expectation for those that fish.
- Snow Cone and Lemonade Stand Policy
 - The board discussed policies around people having stands such as lemonade or snow cone stands on HOA property. Having these stands on HOA property presents liability issues which is why it is not allowed and continues to not be permitted. These pursuits are welcome on homeowners own property.
- Goose Nest
 - It was brought up that for two years in a row there has been a goose nest on a homeowners roof. These geese tend to be aggressive when defending eggs in the nest and disturb and frighten those in the community. The board discussed trying to have the nest moved before the coming season as an attempt to avoid this annoyance.

V. Financial Report:

- The finances appear to be in order. It was also discussed in this section how a reserve study was done two years ago forecasting the larger expenses the community may encounter over the next twenty years and highlighted how we need to continuously build up the reserve in order to be prepared for then those items come.
- Financial Comparison for May/June:

	May	June
Checking	\$26,060	\$41,549
Reserve	\$116,887	\$114,765
A/R	\$10,567	\$11,087



Alyson Pond Homeowners Association
Board Meeting Minutes
July 20, 2022

VI. Adjourn:

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:53pm.
- The next meeting is scheduled for September 21 at 7:00pm at the clubhouse.