



**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for November 16, 2022 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), Jessica Scott (Treasurer), Jenny Evans (Facilities), Mike Clement (Architectural), Liz Wells (Social) and Matoka Snuggs (Charleston Management)
- Board Members Absent: None
- Six additional homeowners were in attendance.
- A motion was made by Jenny Evans to approve the September minutes and seconded by Jessica Scott. The meeting minutes were unanimously approved by those in attendance.

**II. Homeowner Forum:**

- Overall Concerns
  - Homeowner Rory brought up concerns that the neighborhood was not being well kept and it seemed like there was a lack of action on addressing concerns particularly with homes not looking presentably and unworkable cars in driveways. Adam explained there is a standard practice of sending a letters and giving people the opportunity to address the concern then moving to fine hearings if no action, and mentioned there were some fine hearings presently occurring. Homeowners present expressed additional concerns and Adam responded to let the board know should there be a specific concern, and explained that the process is to send an initial letter, then a second letter if no correspondence, then a fine hearing followed by a lien then foreclosure.
  - The homeowners present also brought up concern over the numerous vehicles parked on Yucca associated with one homeowner. The vehicles are parked at a curb in the street and there is concern over the way they limit visibility. Adam mentioned it is a city street so there is not much control as an HOA. It was brought up that a potential item would be to try to limit parking on Yucca to only one side of the road however this would take a petition of all those that live on that street and would need an extremely high acceptance rate. The homeowners also brought up that these vehicles seemed to be work vehicles and thought there was an item in the covenants that could assist in that situation but Matoka explained that actually not everything in the covenants is enforceable as any city law takes precedence. Matoka stated that the covenants do not get updated to reflect new items as it is labor intensive to update the covenants and requires 75% of the community to participate in a vote in favor. It was clear there was not a good resolution so upon being asked Matoka agreed to reach out to the city to see if there was any advice.
  - Homeowner Audrey expressed concern over vehicles that are inoperable in driveways and Adam responded that inoperable vehicles are required to be covered.
  - Homeowner JR brought up that there are bushes and trees covering lights and stop signs, contacting the city was mentioned to see who is responsible.
  - A specific home on Iman was also brought up for concern and the board mentioned there was activity and the city of Raleigh was involved but the board would not speak to fines on other homes.

**III. Committee Reports:**

- Architectural
  - Three requests came in that were all approved. Mike mentioned that he goes to the homes and reviews the proposed items and also mentioned driving around the neighborhood to



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ensure standards are adhered to; he has noted that some homes need power washing however that is a summer chore.

- Leaf collection was also brought up as November 17 is the date the community was given for the week of leaf removal. Adam mentioned he would send an email reminder to the community.
- Facilities
  - Unfortunately a power line was accidentally cut at the front entrance that is effecting the lights and sprinkler system. The energy company said they would address it, but in the meantime the landscaper was able to work to bypass the issue to keep the sprinklers working in the interim.
  - Homeowner Rory asked if any additional landscaping was being considered and was particularly concerned about how poor the area of the pool parking lot looked. It was mentioned that the bushes were partially removed and asked about the plan for the area as it is not visually appealing. It was mentioned that there has been benefit to removing bushes as less cars hang out in the parking lot presumably due to the increased visibility. It was also mentioned that this is a difficult area to maintain landscaping as there is not a sprinkler system in place.
  - Homeowner Mary asked if the pool was serviced in the off-season and stated she thought we should have a pool cover. Matoka responded that the pool is serviced in the off-season and that communities generally do not have pool covers as there are limited benefits for the high cost.
  - In additional commentary it was noted that there is a monthly visit from a pond company that collects a sample of the water and provides treatment.
- Social
  - There was a successful Pig Pickin' Fall Fest event that the community enjoyed. The next event will be year end Christmas event with photos with Santa. The last food truck of the year was also today (11/16) and there will be a break before picking up with food trucks again in the spring.

**III. Unfinished Business:**

- Tennis Courts
  - Measurements are needed for the wind screen at the tennis courts that needed replacing. Mike volunteered to measure the wind screen.
- Clubhouse Renovations
  - Matoka provided an updated quote for bathroom renovations that would include painting the bathrooms and hallway with two coats of paint including a trim color, cleaning the tile floors with a sulfuric acid, and replacing some items and that would be \$6,750 total for the labor. The company would need to hire a commercial plumber to update some items as well and anticipates a cost there of about \$1,000. The company would want input from the board for selection of countertops and fixtures and Liz and Jessica volunteered to review these selections. A motion was made by Jennifer to move forward with the bathroom renovations not to exceed \$15,000 and seconded by Liz. The motion was unanimously approved by those in attendance.
- Playground Shade
  - Homeowner Mary asked for follow-up on the shade at the playground item she had brought up previously. Adam provided an update that the board reviewed and there is not a way of adding shade on to the current playground we have. It was also noted that the reserve study had about five years left in the life of the current playground before looking for a replacement so it was decided to not move forward at this time.



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**IV. New Business:**

- Overall Concerns
- The homeowners present again echoes the concerns brought up in the homeowners forum and expressing that they feel items are not being addressed. It was brought up that there should be a time frame for getting items fixed that is predictable.

**V. Financial Report:**

- No notable changes in the financial report.
- Financial Comparison for September/October:

|                 | September | October   |
|-----------------|-----------|-----------|
| <b>Checking</b> | \$37,626  | \$30,702  |
| <b>Reserve</b>  | \$131,501 | \$131,027 |
| <b>A/R</b>      | \$3,461   | \$3,205   |

**VI. Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:24pm.
- The next meeting is scheduled for January 18 at 7:00pm at the clubhouse.