



Alyson Pond Homeowners Association  
Board Meeting Minutes  
March 29, 2022

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**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for March 29, 2022 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:06pm.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Erica Penny (Facilities), Mike Clement (Architectural) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (Vice President), Scott Brammer (Treasurer)
- A motion was made by Erica Penny to approve the January minutes and seconded by Mike Clement. The meeting minutes were unanimously approved by those in attendance.

**II. Committee Reports:**

- Architectural
- Several architectural requests were approved during this period including patios, screen porch replacements, tree removal and fences.
- Facilities
- The crepe myrtles near the clubhouse main entrance were removed and replaced with other plants. A dead bush in the green space across from the pool was also removed, however there appears to be a branch remaining that Erica will be following up with Beth on.
- The locks at the pool have been replaced as well as the gates to have the panic bar and be up to fire code for a keyless exit. The tennis court lock will also be changed, as well as the clubhouse lock replaced once the board has had the opportunity to distribute the new keys which was discussed in old business.
- The new pool company has begun service on the pool and mentioned that the pool system is quite old and recommended replacement with a new CAT controller which would balance all the chemicals in the pool. Erica motioned to invest in a new CAT controller and Mike seconded this motion and it was unanimously approved by those in attendance.
- Social
- The social chair position remains vacant, anyone interested should reach out to the board.
- In the past there have been events for Easter, if anyone is interested in tackling a single event that would be welcome. A pool opening party was also mentioned and could be an individual event for someone to take on; the target opening of the pool is the week before Memorial Day.

**III. Unfinished Business:**

- Concerns over Erosion
- The drain tubing for the runoff from the pool house has been hidden to be more aesthetically pleasing.
- Erica is working with Beth on a quote for adding the previously discussed vegetation along the border of the pool fence at the top of the hill in an effort to combat erosion on the hill.
- Amenity Keys
- The board discussed distributing the new keys to residents and will be stationed at the clubhouse on specific dates for residents to pick up new keys. Residents will need to show a form of identification and sign-off that the keys were received. The board was also interested in distributing a sheet reminding residents of the basic rules with regard to



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the keys and amenities, such as not providing the key to non-residents. The week before April 23 is being targeted for this effort with additional details left to be coordinated.

- Matoka asked Capital about the lock on the clubhouse door and Capital recommended the board purchase a smart lock and they would then install that, so Matoka and Adam are coordinating the smart lock purchase. Having a spare key kept in a lock outside was also mentioned as a backup and regarded favorably.

IV. **New Business:**

- Annual Meeting
- The next board meeting is the annual meeting and is scheduled for May 18 with the usual board elections. Erica, Mike and Scott's terms are set to expire at this time and there is the opening for the social chair as well. There could also be an at-large board member if there is additional interest.
- The plan is to have this meeting in person at the clubhouse at 7pm and to have the social period prior to the meeting as has occurred in the past. Erica volunteered to spearhead the social portion with light snacks so residents will be invited to the clubhouse at 6:30pm to socialize prior to the meeting. V. **Financial Report:**
- The finances appear to be in order.
- Financial Comparison for January/February:

	<u>January</u>	<u>February</u>
<b>Checking</b>	\$28,132	\$28,801
<b>Reserve</b>	\$125,246	\$116,857
<b>A/R</b>	\$21,394	\$15,932

VI. **Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:41pm.
- The next meeting is scheduled for May 18 at 7pm at the clubhouse with a social beginning at 6:30pm.