



Alyson Pond Homeowners Association
Board Meeting Minutes
March 15, 2023

I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for March 15, 2023 at 7:00pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:00pm.
- Board Members in Attendance: Adam Gartenberg (President), Jessica Scott(Treasurer), Mike Clement (Architectural), Liz Wells (Social), Jenny Evans (Facilities) and Matoka Snuggs (Charleston Management)
- Board Members Absent: Jenipher Riddle-Wilson (VP)
- A motion was made by Jessica Scott to approve the January minutes and seconded by Liz Wells. The meeting minutes were unanimously approved by those in attendance.

II. Homeowner Forum

- A concern was raised about selective enforcement of the policy to not allow leaves to be blown into the street after the first loose leaf pickup. There was concern about leaving leaves on the lawn as the alternative and “punishing” homeowners for keeping their yard clean. It was expressed that cars in the road seem to be more unsafe than leaves, and that the Board is enforcing the wrong policies. Homeowners would like feedback on when leaves or other concerns will be addressed. Adam shared that 18 letters for leaves in the street were sent out.
- Concerns about homes that need repairs were raised, including depreciation of homes to. Close the homes in need of repair. Adam explained that there is a limit to what the HOA is legally allowed to do, and that the Board is following through as much as possible, even if the Board is unable to share when violations are sent or the status of individual homeowners. Those in attendance agreed that foreclosing on a home should be the last resort.
- A homeowner asked if the Board can provide recommendations for companies for fixing/cleaning homes in general.
- Adam confirmed that the same HOA rules apply to rental homes, too.
- Another concern was raised regarding the loose leaf policy. Adam shared that the HOA does follow up, but is not going to share publicly who is fined. The Board was not always consistent in following up on fines and homeowner issues, but a new documented policy has been defined and the Board will be consistent in following it going forward. Charleston Management follows through on the policy, but it is a policy set by the Board.
- Concerns on parking on Yucca Trail were raised. Adam shared that the City did come out and evaluate the roadway and the road is wide enough to accommodate cars parked on both sides of the street and cars to travel in both directions in between. The City voiced concerns that limiting parking would make it more likely that cars would speed down Yucca, causing a more hazardous situation.
- Questions about the pond and fishing were raised. The turquoise color in the pond is likely due to the chemicals the pond maintenance company adds. A no trespassing sign and catch and release sign have been posted by the pond.
- A homeowner requested the specific addresses of houses participating in the yard sale. They will be posted to Facebook.
- Concerns about the stumps from the trees taken down by the house at the entrance from Litchford were raised. Feedback that the landscaping around the clubhouse parking lot is inadequate were expressed.

III. Committee Reports:

- Architectural
 - A few architectural requests were approved including a deck repair request and a shed.



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- Facilities
 - Clubhouse bathroom renovations are proceeding. We can't have bathroom cabinets as originally planned due to handicap accessibility. Work and options for a countertop are still under investigation.
 - A lost and found bin was added to the pool area last summer.
 - The alcove and shower will be repainted before the pool opens.
- Social
 - Planning for the easter egg hunt was discussed.

IV. ***Unfinished Business:***

- Clubhouse renovations (see above)

V. ***New Business:***

- A motion was made by Jessica to add pickleball lines/net straps to the second tennis court (\$1,400). Liz seconded. The motion was approved.
- The bids to repair the tennis court lights or replace them with LEDs was discussed. A motion was made by Mike to replace the tennis court lights with LED bulbs (50,000 hours) for \$3,974). Jessica seconded. The motion was approved.
- Planning for the annual meeting was discussed. Liz will arrange for refreshments. Adam, Jenipher, Kelly and Mike's positions are up for election.

VI. ***Financial Report:***

- We are presently operating under budget which is favorable as we may have larger expenditures upcoming.
- Financial Comparison for May/June:

	Jan	Feb
Checking	\$40,967	\$40,325
Reserve	\$149,742	\$148,935
A/R	\$15,074	\$10,483

VII. ***Adjourn:***

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:30pm.
- The next meeting will be the annual meeting on May 17th at 7:00pm at the clubhouse.