



Alyson Pond Homeowners Association  
Board Meeting Minutes  
July 19, 2023

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**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for July 19, 2023 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:00 pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Jessica Scott (Treasurer), Mike Clement (Architectural), Mary Watts (Social), Jenny Evans (Facilities), Matoka Snuggs (Charleston Management), Rory McDermott (At Large), Matt Gromadzki (Secretary)
- Board Members Absent: William Hinson (At Large)
- A motion was made by Jessica Scott to approve the March minutes and seconded by Jenipher Riddle-Wilson. The meeting minutes were unanimously approved by those in attendance.

**II. Homeowner Forum**

- There was a discussion over the use of “for fee” pool instruction as a homeowner has been using the HOA pool to facilitate swimming lessons. Adam clarified that homeowners can bring in paid instructors for swimming and tennis lessons and that homeowners are allowed to bring guests to use the facilities. Concerns were raised that allowing homeowners to use the facilities for profit represents a conflict of interest. There was a general consensus that the potentially life saving benefits of swimming lessons for children necessitated the creation of some kind of exception, although a concern was raised that this policy could be abused. The Board agreed to draft updates to the current guidelines for instructional use of common facilities to allow homeowners to hold lessons, as long as they meet provisions to be determined, such as: requests to offer lessons are made in advance of the season, limit the number of participants, are not impacting other residential use of the pool.
- Concerns on parking on Yucca Trail were raised. Because this issue was to be discussed under “New Business,” the discussion was tabled until later in the meeting.
- 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.

**III. Committee Reports:**

- Architectural
  - Approved architectural requests included patios, fences, and tree removals.
  - A concern was raised about one particular architectural request as it involved installing a fence abutting a sidewalk; further guidance/discussion was requested on the issue.
  - Violations have been issued for maintenance failure and violators’ houses to be re-inspected.
- Facilities
  - Clubhouse restroom renovations are proceeding. The counters in the men’s room have been installed; the counters and mirrors in the women’s room and painting are planned next.
  - Concerns were raised about the peeling safety stickers in the restrooms. Proposed solutions included scrapping or soaking in a vinegar solution. Because of the time involved, it was decided this needed to be completed in the pool off-season.
  - Mats were discussed as a possible future replacement for safety stickers.
  - A request was made for higher volume tissue/paper dispensers in the restrooms and to have dispensers either located on both sides or in between the sink basins.



- A concern was raised that lights had been left on overnight. Possible solutions to prevent reoccurrence included motion sensors and/or timers on lights.
- Social
  - New social chair Mary Watts has met with Liz Wells who previously held that position. Liz has agreed to maintain the food truck schedule through the end of the year to facilitate a smooth transition.
  - A report was given on the success of the July 4<sup>th</sup> party.
  - A request to coordinate yard sales with the Durant Trails/Trace communities was made.
  - There was a discussion about hosting community wine nights but a concern was raised that if the event was coordinated by a business then a potential conflict of interest could arise.
  - Planned future parties include a Halloween party and a Winter/New Years party.
  - A request was made to offer a “Dogs in the Pool” event for the close of the pool season.
  - A potential pot luck pig picking was discussed.
  - A request was made for monthly e-mail updates from the HOA on social matters, among other things. Ensuring correct contact information for all homeowners was discussed.

**IV. Unfinished Business:**

- Clubhouse renovations (see above)
- Pickleball Addition to Second Court
  - The current tennis court surface is under warranty. Matoka reported considerable difficulty in receiving response from the company who installed the tennis courts and the existing pickleball lines/straps.
  - A determination must be made regarding potential that drilling two new stakes for pickleball modifications could void current warranty.
  - There was a brief discussion about the long-term viability of said warranty contractors ability and likelihood to provide warranty service given their current level of responsiveness.

**V. New Business:**

- Parking/Business Update
  - Numerous concerns were raised by homeowners about the parking situation on Yucca. Homeowners are having difficulty entering the street from their driveways and having difficulty seeing around the curve with the number of cars that are parked along the road.
  - Adam shared that the City of Raleigh 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.
  - There was a discussion about the types of vehicles and the sizes of vehicles being parked and the qualifications that determine the commercial status of a vehicle.
  - Adam relayed legal commentary that an HOA can impose violations but that enforcing fines would be difficult.
  - Adam reiterated that RVs and boats may not be parked in the neighborhood, with the exception of temporary loading and unloading. There was a discussion about the timeframe in which the HOA should follow up with a homeowner regarding violations, i.e. should there be some type of grace period for having a boat or an RV in extenuating circumstances?
  - A community informational newsletter was discussed earlier in the evening. It was suggested that parking reminders could be included in a future communication.
- Repairs to Bridge and Steps



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- Concerns were raised regarding the steepness of the steps and the lack of a hand railing.
- Quotes were obtained for the bridge (replace floor and top rails and powerwash remaining wood - \$3,880) and the steps (remove existing block stairs and install pressure treated wooden steps, anchored and embedded in bank - \$3,450)
- Concerns about costs were discussed and the general consensus was that improving and maintaining the current bridge was more cost effective than total replacement.
- Crowd sourcing the rotten wood repair on the bridge was discussed.
- Matoka will follow up with an adjusted quote for the bridge to just replace the necessary portions and will provide the Board with examples of the proposed replacement steps.
- Security
  - Adam reported that two quotes were obtained for upgrading the security camera. The lower-priced quote didn't seem to fully involve all requested upgrades however the quote which incorporated all requested upgrades was fairly expensive. Adam will follow up with the two companies in the hopes of finding a more suitable solution.
  - The modifications to improve security for the pool gate are to be installed soon.

**VI. *Financial Report:***

- As of the previous month, we were operating under budget which was favorable as we may have larger expenditures upcoming. We continue to operate on track and our reserves are healthy.
- A concern was raised regarding the lack of interest being earned upon those reserves. Matoka will follow up.
- Financial Comparison for May/June:

	<b>May</b>	<b>June</b>
<b>Checking</b>	\$23,306	\$41,769
<b>Reserve</b>	\$137,229	\$132,311
<b>A/R</b>	\$7,679	\$9,299

**VII. *Adjourn:***

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:45 pm.
- The next meeting will be held on Sept 20 at 7:00 pm at the clubhouse.