



**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for September 20, 2023 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:05 pm.
- Board Members in Attendance: Adam Gartenberg (President), Mike Clement (Architectural), Mary Watts (Social), Matoka Snuggs (Charleston Management), Rory McDermott (At Large), William Hinson (At Large), Matt Gromadzki (Secretary)
- Board Members Absent: Jenipher Riddle-Wilson (VP), Jessica Scott (Treasurer), Jenny Evans (Facilities)
- A motion was made by Rory McDermott to approve the July minutes and seconded by William Hinson. The meeting minutes were unanimously approved by those in attendance.

**II. Homeowner Forum**

- No new business

**III. Committee Reports:**

- Architectural
  - Approved architectural requests included patios and tree removals.
  - A concern was raised about one particular garage request; that issue was still pending as of the date of this meeting.
  - Violations have been issued for failure to maintain siding and windows.
- Facilities
  - A question was raised about the paving work on Wheeling Drive extension. It was reported that there are funds in the Reserves earmarked for the paving repair when the board approves proceeding with the measure. An expenditure was approved to put gravel along the side of the extension to prevent erosion.
  - Concerns were raised about the condition of the steps, bridge, and railing. Board members voted to replace the boards and rails with wood material. There was a brief discussion about using composite materials, e.g. Trex, but the initial costs outweighed the reduced maintenance of such materials, in the opinion of those present.
  - There was a discussion about re-seeding common areas and replanting trees near the community entrance.
- Social
  - The end of the year pool party was affected by weather; storms prevented safe pool entry on the day of the event. We have a raincheck on file for the party slide for one year.
  - There was discussion to plan a family movie night for after the end of Daylight Savings.
  - There were discussions about year-end parties, e.g. a Santa Claus event/Christmas party and a New Years Eve party.

**IV. Unfinished Business:**

- Pickleball Addition to Second Court
  - Matoka obtained a quote of \$1800 to change the second tennis court into a pickleball court.
  - Matt motioned to approve; William seconded the motion; all in attendance were in favor.
- Parking Update
  - There was a brief discussion about parking on Yucca Trail; the remainder of the discussion took place in the closed portion of the meeting.
- Common Area Repairs
  - See Committee Reports > Facilities
- Security Cameras



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- Adam has obtained 3 quotes for upgrading the existing security cameras.
- Each of the 3 bids has pros/cons.
- Adam will be meeting with a vendor in the hopes of better explaining exactly what we want from our new security cameras/system.
- Matt motioned to approve moving forward with the upgrade with a bid NOT TO EXCEED \$8500; Mike seconded the motion; all in attendance were in favor.

V. **New Business:**

- Repairs to Wheeling Drive Extension
  - See Committee Reports > Facilities
- There was a concern raised about cleaning up the clubhouse after parties/events. An idea was posited that a clean up note left in a visible location might help remind organizers of the need to clean up after their event.

VI. **Financial Report:**

- Financial Comparison for May/June:

	May	June
Checking	\$39,368	\$38,063
Reserve	\$153,533	\$145,119
A/R	\$19,832	\$15,558

VII. **Adjourn:**

- The public portion of the meeting was adjourned at 8:01 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:42 pm.
- The next meeting will be held on Nov 14 at 7:00 pm at the clubhouse.