



Alyson Pond Homeowners Association
Board Meeting Minutes
November 14, 2023

I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for November 14, 2023 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:01 pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Jessica Scott (Treasurer), Mike Clement (Architectural), Jenny Evans (Facilities), Mary Watts (Social), Matoka Snuggs (Charleston Management), Rory McDermott (At Large), William Hinson (At Large), Matt Gromadzki (Secretary)
- Board Members Absent: None
- A motion was made by Rory to approve the September minutes and seconded by Jenipher. The meeting minutes were unanimously approved by those in attendance.

II. Homeowner Forum

- No forum discussion

III. Committee Reports:

- Architectural
 - Mike reported that a railing request and a tree removal request have been approved.
 - Mike reported that a fence repair request is pending.
 - A violation is being issued for an overgrown bush encroaching the sidewalk on Yucca.
 - A refresher of the community leaf policy was discussed.
- Facilities
 - It was reported that the bridge repair had been completed successfully. There was one concern raised over a potential tripping hazard on the steps. The possibility of painting the bridge was discussed. Mike agreed to paint the wood when the weather is warmer; Matt donated surplus personal paint for the task.
 - There was a discussion about the need for repairs to the clubhouse's chimney and the need for trimming trees around the clubhouse. There are weeds and bushes around the pond which need to be trimmed but it was discussed that waiting for cooler weather when snakes are more likely to be dormant might be safest.
 - The new security cameras are to be installed soon.
- Social
 - Mary reported that the upcoming movie night will be moved indoors due to weather.
 - There was a discussion about the possible need for signs which can communicate neighborhood events.
 - The upcoming holiday party is still in need of a Santa. Possible sources were discussed. Decorations and lights for the holiday party were discussed as well as decorations for the clubhouse.
 - There was a correction reported from the previous meetings' minutes. Mary noted that there is a plan for a New Years party, rather than a New Years Eve party, as previously reported.
 - A potential bowling party was discussed for the community.

IV. Unfinished Business:

- Clubhouse Floor
 - There was continued discussion about renovating the clubhouse hallway/bathroom floors.
 - Suggestions for safe flooring options included new mats and non-stick flooring treatment.

V. New Business:

- Adam reported that the relevant government agency had approved foreclosure proceedings for the neglected house at 2628 Iman.



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VI. *Financial Report:*

- It was reported that HOA continues to operate within the budget and is on track financially.
- Financial Comparison for Sept/Oct:

	Sept	Oct
Checking	\$34,648	\$34,130
Reserve	\$143,963	\$140,882
A/R	\$14,790	\$12,389

VII. *Adjourn:*

- The public portion of the meeting was adjourned at 7:44 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:51 pm.
- The next meeting will be held on Jan 17 at 7:00 pm at the clubhouse.