



**I. Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for January 17, 2024 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:03 pm.
- Board Members in Attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Jessica Scott (Treasurer), Mike Clement (Architectural), Matoka Snuggs (Charleston Management), Rory McDermott (At Large), William Hinson (At Large), Matt Gromadzki (Secretary)
- Board Members Absent: Jenny Evans (Facilities), Mary Watts (Social)
- A motion was made by Jenipher to approve the November minutes and seconded by William. The meeting minutes were unanimously approved by those in attendance.

**II. Homeowner Forum**

- The possibility of a Super Bowl potluck was put forth. All in attendance seemed in favor. It was later discovered that the clubhouse had already been rented for Super Bowl Sunday for the current year but it was recommended to bring up the possibility the following year.
- Because of the increased demands on the social chair position, it was discussed that the workload of this position was perhaps best filled by a committee rather than a single person.

**III. Committee Reports:**

- Architectural
  - Nothing significant reported
- Facilities
  - It was reported that the bridge painting will occur when it's warmer. There was also a discussion about adding lights to the bridge that could be solar powered with a battery back up.
  - Planting has been delayed due to the frozen ground but that will occur soon. Concerns were raised about a tree overhanging the clubhouse chimney and overgrowth on the embankments.
  - Adam reported that the new cameras are up and running. Clarity and coverage are both much improved over the previous security system.
  - A concern about draining the pool was discussed and if a pool cover should be used. Matoka reported that in the long-term, most communities have found it most efficient to not cover the pool.
  - The tennis court windscreen has come loose and needs to be re-attached.
  - A gap/lip has developed in the sidewalk around the clubhouse creating an unsafe situation. It was also reported that the pool sign needed to be replaced. A concern was raised about the possibility of wood rot around some of the clubhouse windows.
- Social
  - Mary was absent for the meeting but sent a full report for Adam to provide.
  - The next event will be Casino Night with several tables and dealers. A minimum RSVP will be required. The event will have light appetizers but will be BYOB.
  - New yard signs were presented. They are disposable and can be planted to announce special events. QR codes were discussed as an easy way of providing information on the signs.
  - The possibility of creating an EventBrite subscription was discussed. The cost was ~\$25/year. This subscription would increase the number of invites and attendees that the platform allows for events. The board agreed to the expense to sign up.
  - Other future events included a March 16 egg hunt, a pool opening party, a July 4<sup>th</sup> party with firetrucks, and a fall/Thanksgiving event. The neighborhood still has a credit on file



Alyson Pond Homeowners Association  
Board Meeting Minutes  
January 17, 2024

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for a waterslide rental. Another Christmas event is being planned for the upcoming December. The need to source a Santa was discussed.

**IV. *Unfinished Business:***

- Clubhouse Bathroom 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.
  - Micronized polymers were discussed as a way to add traction but the high cleaning requirement of these types of floors rendered them a less than ideal option. Non-slip mats will require less maintenance. Samples of floor mats will be ordered.

**V. *New Business:***

- Pool Replastering
  - It was reported that the pool replastering expense was planned for within the current operating budget and we are on track with the expected timeline for that expense.
  - Two quotes have been obtained and Jessica will be reaching out to two other companies
  - The need for lines/lanes was discussed.
- There were concerns raised about drainage on/around the basketball courts and the need to repair the brick pillars around the pergola.

**VI. *Financial Report:***

- It was reported that HOA continues to operate within the budget and is on track financially.
- A concern was raised about the community payment portal.
- Financial Comparison for Sept/Oct:

	Sept	Oct
Checking	\$38,325	\$49,182
Reserve	\$139,966	\$131,005
A/R	\$13,323	\$11,286

**VII. *Adjourn:***

- The public portion of the meeting was adjourned at 8:05 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:12 pm.
- The next meeting will be held on March 20 at 7:00 pm at the clubhouse.