



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for July 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.
- The previous HOA board meeting was held in March. Because of attendance an official quorum was not established and therefore an official set of meeting minutes were not recorded.
- The Board Members in attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Adam Zimmerman (Architectural), Rory McDermott (Facilities), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: William Hinson (Architectural), Ashley Johnson (Facilities), Caitlin Scott (Social)

II. Homeowners Forum:

- There was a discussion about landscaping needs on Wheeling Drive Extension.
- A question was asked about the legality of parking on the street with expired tags. Because this is a violation of city regulations, homeowners should report any such vehicles to the city.
- A concern was raised about erosion around the bridge and the loss of the rocks around the area that were placed to help control erosion.
- There was a discussion about the condition of the pond following a recent water main break in Durant Trails. The event prompted questions about erosion control and storm sewers. There were also questions raised about the high occurrence of algae blooms and if any type of agitators/aerators exist that would not be cost-prohibitive.

III. Committee Reports:

- Architectural
 - There were 4 requests and all were approved.
 - A recommendation was raised regarding the streamlining of the architectural request process as several homeowners have reached out to the HOA on social media and by direct contact about delays in responses to their applications. Matoka has assured increased efficiency in the future.
- Facilities
 - There was a report that conditions in the pool have improved following reports of issues earlier in the pool season.
 - A concern was raised about the pool garbage cans filling too quickly, but it was agreed that it was simply due to pool traffic at the beginning of the season.
- Social
 - Millie reported that she and Caitlin have smoothly assumed operations as the social chairs.
 - The July 4th fire truck exhibition (including 2 fire trucks!) and walking parade was a success.
 - There have been many activities planned for the upcoming months and our co-chairs have organized a list of additional volunteers who can help with those events.
 - Planned future activities for the rest of 2024 include: an ice cream social and back-to-school bash in August; an end-of-year pool party and possible subsequent event for dogs in the pool in early September; an October bingo night; a multicultural potluck for November; Caitlin and Millie have announced they will dress as elves for the Santa event in December.



Alyson Pond Homeowners Association
Board Meeting Minutes
July 17, 2024

- Events planned for 2025 include a Casino Night, a Super Bowl party, an Easter egg hunt, and the annual pool opening party.
- Other ideas for possible future events: a trivia night, a retro dance party, and bowling .

IV. *Unfinished Business:*

- Clubhouse Repair Bids
 - Bids for repairs to the clubhouse included: repairing/painting of fascia boards at porch; repair of dormers, corner boards, window sills/sashes where needed, fascia boards on chimney, and brick molds and door jambs where needed. The bids also included repairs to the pool building, siding on the pool buildings, and the light over the gate.
 - Bids were obtained from Meeks Construction for \$3,510 and BerCon Construction for \$3.735.
- Brick Column Repair Bids
 - Bids for obtained for repairs to the sagging brick columns that surround the pool. The scope of work included removal and replacement of two columns, removal and re-installation of fence and light fixtures. The column work includes new concrete footers with rebar and the work area will be acid washed after drying.
 - Bids were obtained from Vandergriff Masonry for \$5,750 and BerCon Construction for \$5.833.
- The clubhouse repairs were discussed first. Matoka has reported successfully working with Meeks in the past. It was reported that the quote from BerCon for both jobs already included their package discount for both projects. Based upon these two factors, Matt made a motion to approve the bid from Meeks Construction. It was seconded by Adam Z and approved by all in attendance.
- The pool column repairs were also discussed. The concern was raised about how the pool would be secured if repairs were conducted during the pool season. For that reason, it was determined that waiting until September/October would be the best timeframe. Matt made a motion to approve the bid from Vandergriff Masonry, with work beginning after the pool closes in September. It was seconded by Adam Z and approved by all in attendance.

V. *New Business:*

- There were discussions about the possibility of forming a committee to welcome new homeowners. A question was asked about updating the community directory. It was also posited that welcoming new homeowners could occur as part of the annual meeting in May.
- There was a discussion about restoring water/hose service to the pool pump house following recent repairs.

VI. *Financial Report:*

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

| | Sept | Oct |
|-----------------|----------|----------|
| Checking | \$20,522 | \$45,256 |
| Reserve | \$81,507 | \$80,123 |
| A/R | \$15,970 | \$15,893 |

VII. *Adjourn:*

- The public portion of the meeting was adjourned at 8:00 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:15 pm.
- The next meeting will be held on September 18 at 7:00 pm at the clubhouse.