



I. ***Meeting Called to Order:***

- The Annual Meeting of the Alyson Pond Homeowners Association, scheduled for May 17, 2023 at 7:00 pm, took place at the Alyson Pond Clubhouse. Updates and discussions were led by President Adam Gartenberg.
- Board Members in Attendance: Adam Gartenberg (President), Kelly Crider (Secretary), Jessica Scott (Treasurer), Liz Wells (Social), Jenipher Riddle-Wilson (VP), Mike Clement (Architectural)
- Board Members Absent: Jenny Evans (Facilities)
- Charleston Management representative in Attendance: Matoka Snuggs

II. ***Approval of prior meeting minutes***

- A motion to approved the prior meeting minutes was raised by William Hinson, seconded, and approved by the majority in attendance.

III. ***Financial Report***

- Finances are in order. We've been using funds for things like updating clubhouse bathroom.

IV. ***Committee Reports:***

- Architectural
  - Our community is getting older. It's important to keep it up. Several homeowners will be getting notifications for things like powerwashing or other upkeep.
  - We are committed to turning around architecture requests quickly. It's important to put in a request for things like fences, painting, sheds, cutting down trees.
  - Adam gave a reminder about requests: it's rare that they are denied, and it makes sure we are staying true to overall look and feel of community. It also protects homeowners from doing something not allowed that would be costly to be fixed, it's a courtesy to neighbors to make sure they are aware and have a chance to raise any concerns or ask questions. Not asking neighbors for approval, but are making sure they are aware.
  - A question was raised about people walking behind property along the pond. There are wooden markers that show where HOA property ends, but it is not intended to be a path to allow others to walk around the pond.
- Social
  - Food trucks continuing for the year
  - Fall yard sale in October, coordinated with Durant Trails and Durant Trace
  - Movie night – HOA now owns an outdoor screen
  - Attendees expressed appreciation for everything done for social the past year
- Facilities
  - Did a lot of tree trimming by pool and tennis courts
  - Replaced tennis court lights with LEDs, should be more reliable now
  - Pickle ball court lines and straps will be going in on the 2<sup>nd</sup> tennis court
  - Bathroom remodel is under way
  - A question was raised about baby changing stations – they are available in both bathrooms already
  - A question was raised about leaving the clubhouse bathrooms open year round for kids playing in the playground. They are open through the pool deck during the summer. The clubhouse is not designed to allow access when the pool is closed.
  - We installed an electronic lock on the front door of the clubhouse to help with rentals
  - Additional security cameras were put in
  - New clubhouse furniture was purchased – looks great.

V. ***President's Report***

- President's Update



- We have put in place a more documented violation policy in the architecture guidelines: As a general policy, homeowners will be given two weeks to correct the violation. If homeowners have not complied within two weeks, a second letter would go out giving 10 days to comply or a fine hearing will be held. If the 10 days go by with no progress then the third letter would be a notice for a fine hearing. The dates will be based on the date the letter is sent. Note that it is rare that we need to do a fine hearing.
- Reminder that the HOA is limited to financial follow up as a legal requirement. The HOA is not allowed to knock on your door to ask you to address a situation; notices need to be sent in a legally consistent way.
- We will be following up on conditions of homes we might not have before – in line with age of neighborhood. The standard is if the neighbor is selling the house, would the state of your house impact that sale. Is it keeping up with the standards of the neighborhood.
- A reminder to come talk to us. We know not everyone has the money to immediately paint their house, etc. If you talk to us, we are glad to work with you on a plan. But we are not allowed to reach out. New debt protection rules limit what and how the HOA can follow up outside of a limited number of notices. You need to take the step to reach out to Charleston Management in order for us to work with you.
- A question was raised about a house in deep disrepair and what can be done - 2628 Iman Drive.
  - We can't speak to specifics on what the HOA has done, but as a policy, the HOA will fine when there are violations, put a lien on the house, and move forward to foreclosure. Eventually, the house will go up for sale. If the homeowner pays off all outstanding obligations, they are no longer in foreclosure and everything is reset. Since the HOA's only recourse is a financial one, we can continue to follow up on fining, liens, foreclosure if it comes to that, but the foreclosure process itself can take a year, and we are limited to that financial measure.
  - The city has gotten involved. Yesterday the city council approved a motion that the house is uninhabitable. Once a year has gone by of it not being lived in, starting last Dec, the city can vote on a 90-day repair or demolish order. The homeowner would still own the property, but at least wouldn't be an eyesore. It has to wait until December before the City can take that vote.
  - The HOA has been following up on this situation for 3-4 years now. We are limited to placing fines, putting a lien on it, and moving forward to foreclosure. Speaking more generally, in the past we have made offers to homeowners to forgive fines if they will put that money towards a contractor to repair the situation. The HOA can't go on the property to make the repairs.
  - The City is in the process of declaring the property a public nuisance, at which point the city can mow the yard.
- A reminder that homeowners must get approval before cutting down trees.
- A reminder to talk to the board about temporary housing of boats/RVs, etc. so we don't follow up on it as a violation.
- Reminders
  - Playground/common area isn't a place to hang out in the evening. They close at dusk. We have security cameras and can see when people come to hang out. If you have teenagers, remind them this is not the place to hang out after dark. Have and will call



police, but don't want to have to do that. Broken bottle on basketball court recently. It closes at dusk.

- Please review the pool rules, especially:
  - Hours are dawn to dusk (even for adults)
  - Swim diapers are required for little kids
  - No glass bottles on the pool deck
  - The State of North Carolina stresses that children under 14 years of age should be accompanied by an adult, and that adults should not swim alone. For this reason, the Association requires those children under age 14 be accompanied by an adult (defined as someone who is 18 years old or older and is the parent or legal guardian, a relative, or babysitter). Unsupervised children will be required to leave the pool area.
  - A household may bring a maximum of 8 guests to the pool at any time. Residents must accompany their guests.
  - Please respect people swimming laps in the swim lane

#### VI. *Homeowner Forum*

- Loose bar on playground equipment. We'll look into it. In general, please let us know at [info@alysonpond.com](mailto:info@alysonpond.com) or Charleston Management so we're aware and can address it.
- Concern about people coming into yard to fish. Had private property sign and someone removed it. How to stop people coming into yard? Recommend calling non-emergency police number. Hard for HOA to police since it's private property. Concern about people catching and taking fish home. They're not really safe to be eating. We will look if we need additional signs on the HOA property to let people know that the pond is for resident use only.
- Replacing trees by the Alyson Pond entrance – the board is following up on this
- Loose nails on the bridge – the board will follow up on this
- A request was made to allow boats in driveway from Memorial Day through Labor Day (pool season), with stipulation that must be 10 years or newer, not parked in street. Adam pointed out that boats are called out in covenants as not allowed, along with RVs. Amending that takes a 2/3 vote of entire neighborhood; it's not something that the Board or even those attending the annual meeting could vote on. Glad to have discussion on it. Recommend a survey first to see interest before proceeding to explore amending the covenants.
- Concerns were raised about areas of the pool that aren't looking good, mold, etc. Can it be cleaned up between seasons? We will look to see what can be done. We have a master plan that lays out what should be addressed when.
- Concerns were raised about the stairs leading up to the dam. The board will follow up on that
- Are people allowed to take boats on the pond? Yes
- Concern about people playing loud music on boats on the pond rather than using headphones. Would fall under "quiet enjoyment" clause.
- Concern about people parked on both sides of Iman or trucks parked on the street, like on Yucca. We had the city out to look at the curve in Yucca and they said that it was wide enough to have cars parked on both sides of the street and two lanes of traffic. They were concerned that limiting parking on one side would result in people driving even faster through the neighborhood. We are limited to what we can do as an HOA because these are public roads.
- Question about home on Averell adding extension that is doubling it in size, and construction equipment coming down narrow street. The board approved because we did not see anything



in our covenants or guidelines that would have prevented them from doing it. We have rules about setback lines, how much of the property can be taken up with a house, etc. and it met all those.

VII. ***Unfinished Business:***

- None

VIII. ***New Business:***

- Elections
  - A motion was made and seconded to close nominations. Rory McDermott, William Hinson, Matt Gromadzki, and Mary Watts were elected to the Board by acclamation.
- IRS Resolution 70-604
  - Motion to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. A motion was made, seconded and approved by the majority of attendees.

IX. ***Adjourn:***

- The meeting was adjourned at 8:30 pm