



Alyson Pond Homeowners Association
Annual Homeowners and Board Meeting Minutes – Draft
May 15, 2024

I. Meeting Called to Order:

- The annual homeowners and board meeting of the Alyson Pond Homeowners Association, scheduled for May 15, 2024 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:00 pm.
- A motion was made by Gina Katz, an AP homeowner, to approve the previous annual meetings' minutes and seconded by another AP homeowner. The annual meeting minutes were unanimously approved by those in attendance.
- The Board Members in attendance were introduced to all present: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Jessica Scott (Treasurer), Mike Clement (Architectural), Mary Watts (Social), Matoka Snuggs (Charleston Management), Rory McDermott (At Large), William Hinson (At Large), Matt Gromadzki (Secretary)
- Board Members Absent: Jenny Evans (Facilities)
- The homeowners present introduced themselves as well.

II. Committee Reports:

- Architectural
 - Nothing significant reported.
 - Reminder to all about upkeep/maintenance and submitting requests for architectural changes.
- Facilities
 - The steps near the bridge have been fixed. There was a discussion about shrubbery around the front entrance and a report that trees near the front entrance to the neighborhood will be replanted soon. The bridge repairs have been completed, a paint color for the bridge has been selected, and painting will begin soon.
 - The pool has been replastered and valves in the pump house have been replaced. Mats will be ordered for the pool house in time for the pool season. They will be modular so they can be removed for the off-season.
 - The second pickleball ball court has been completed.
 - New security systems have been implemented for the clubhouse and surrounding area.
 - Renovations to the clubhouse bathrooms have been completed.
- Social
 - There are a number of events planned for the next year thanks to our social chairs.
 - There will be a party to open the pool season along with a dessert contest.
 - There will be an Easter egg hunt at the clubhouse.
 - The neighborhood will hold a community garage sale.
 - There will be a July 4th parade and fire truck exhibition.
 - Because of the low attendance of food trucks in the past they have been discontinued.
 - With the reception of last years' Santa Claus at the Christmas party, he has been re-booked for 2024 Christmas party.
 - Casino Night 2024 was widely attended and another casino event will be planned in the future.
 - Ideas were pitched for fall events including bowling, a foliage walk, and volunteering at a homeless shelter.
 - Sign-up sheets for volunteers will be available at future HOA events.

III. Financial Report:

- It was reported that HOA continues to operate within the budget and is on track financially.



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- There is a plan in place to achieve a higher rate of return than we are currently earning our financial reserves.

IV. President's Report:

- The HOA has updated the pool swim instructor policy. Swim instructors who live in Alyson Pond will be allowed to use the community pool for lessons with prior approval. Request forms will be created for approval submissions. Groups are required to adhere to the size limit of 5 students, and at least 2 students in the instructional group must be AP residents/relations and there shall be no private instruction for non-AP residents.
- The HOA has made a commitment to be consistent with enforcement of violations to the HOA policies. As a general rule, homeowners will be given two weeks to correct violations of architectural guidelines. 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. Reminder that HOA is limited to financial follow up (and limited in how that follow up can be done). The HOA will continue following up on things we might not have before, in line with age of neighborhood.
- Important reminder to homeowners that approval must be received before cutting down trees.
- The rules of the playground were reiterated. The playground/common areas are not places to congregate in the evening. The common areas close at dusk. Although we do not wish to call police to report violators, we have in the past and will again in the future.
- There have been reports of dogs on tennis courts. To protect the court surface, dogs are not allowed. There have also been reports of people climbing the tennis court fence to get in. This is not allowed.
- The pool rules have been discussed as a reminder to all homeowners. Pool hours are dawn to dusk, even for adults. Swim diapers are required for those necessary. Glass bottles are strictly prohibited. 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.
- The community is requested to help report any concerns about violations. Notifying the board is how things get fixed and potential problems get averted.

V. Homeowners Forum:

- There was a discussion about the dilapidated house on Iman. There was an initial foreclosure proceeding that was nullified; a new upset period started May 6.
- There was a concern raised about a house on Coxindale in need of repairs. The procedures for delinquency and subsequent legal action were discussed, including the lack of ability to openly discuss any currently pending matters.
- A few homeowners have been concerned regarding the number of door-to-door solicitors that have been canvassing the neighborhood.
- There was a concern regarding recent incident of someone checking for unlocked car doors over night. Homeowners are reminded to remove valuables from vehicles and lock all doors to help deter thieves.

VI. Unfinished Business:

- None reported

VII. New Business:



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- There were 4 positions open on the HOA board, each carrying a two year term. Millie Hernandez, Ashley Johnson, Caitlin Scott, and Adam Zimmerman were elected. Millie and Caitlin will serve as the social co-chairs. Adam Zimmerman will serve as architectural co-chair, along with William Hinson. Ashley will be an at-large board member. Matt Gromadzki has also assumed the role of treasurer, in addition to being the board secretary.
- In accordance with IRS Resolution 70-604, a motion is required to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. Matt Gromadzki made such a motion. It was seconded by another homeowner and all in attendance were in favor.

VIII. *Adjourn:*

- The annual meeting was adjourned at 7:51 PM.
- The next HOA board meeting will be held on July 17 at 7:00 pm at the clubhouse.
- The next annual meeting will be held in May 21, 2025.