



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

- The board meeting of the Alyson Pond Homeowners Association, scheduled for September 18, 2024 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:01 pm.
- The Board Members in attendance: Adam Gartenberg (President), William Hinson (Architectural), Ashley Johnson (Facilities), Caitlin Scott (Social), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: Jenipher Riddle-Wilson (VP), Adam Zimmerman (Architectural)
- There was a motion to approve the minutes for the previous board meeting. Ashley made the motion and Caitlin seconded. It was approved by all in attendance.

II. ***Homeowners Forum:***

- There was a concern raised about yard upkeep and maintenance as well as tree trimmings being left in the street. This continued into a discussion about landscaping around the neighborhood entrance sign and the need for overseeding and landscaping around the clubhouse.

III. ***Committee Reports:***

- Architectural
 - There were 2 requests and both were approved.
- Facilities
 - It was reported that leaves were cleared from the Wheeling Drive extension.
- Social
 - There will be an upcoming Bingo event on October 19.
 - There are plans for a multi-cultural potluck in early November.
 - There will be a party on December 14. The Santa that was booked the previous year has been booked again.
 - It was reported that the end of season pool party was a success, despite sporadic weather.
 - Flyers were passed out at recent events with a survey. It was discovered that 50% of residents learn about events through Facebook and the AP website. Word-of-mouth was the second most popular driver while very few residents sought information from the bulletin board.

IV. ***Unfinished Business:***

- No old business.

V. ***New Business:***

- Pool Furniture Refinishing
 - We received a quote to refinish the current pool chairs. The cost to re-strap the current chairs was \$98 per chaise and \$71 per dining chair, including pickup and delivery. This cost was expected to rise 10% next year. A concern was raised that the cost almost equaled the cost of entirely new chairs. The issue was tabled so that further investigation can be conducted.
 - There were also concerns raised about the need for clubhouse renovations.
- Possible Pond Aerating Options/Dam Options
 - There was a discussion about the need for aeration in the pond to help with the recent prevalence of algae blooms. Per a report from the pond management company, it would not be practical to install a fountain or aerate a pond of this size. It was further reported that the costs would be exceedingly high. The issue was tabled unto a more cost-effective aeration solution can be sourced. A concern was also raised about the



distributive and economic justice of such a high cost being partially absorbed by those who do not live on the pond.

- There was a discussion about the need for replacing the rocks around the dam. Matoka is going to investigate alternatives and report back. There was also a concern raised about the cost of the solutions versus the likelihood of their necessity.
- Landscaping
 - There was a discussion about replanting some of the bushes surrounding the clubhouse and re-seeding those areas to cover the bare spots in the grassy areas.
 - There was a vote to approve the removal of the Juniper shrubs around the clubhouse parking lot.
 - There was also a discussion about the front neighborhood signage and the lights and landscaping along the island.
- 2025 Proposed Operating Budget
 - There was a discussion about a new line item for the '25 proposed operating budget. This addition was caused by the Corporate Transparency Act, a new law intending to combat money laundering.

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 | \$42,395 | \$40,030 |
| Reserve | \$102,518 | \$102,775 |
| A/R | \$24,865 | \$21,783 |

VII. ***Adjourn:***

- The public portion of the meeting was adjourned at 8:12 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:37 pm.
- The next meeting will be held on November 20 at 7:00 pm at the clubhouse.