



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

- The board meeting of the Alyson Pond Homeowners Association, scheduled for January 15, 2025 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:06 pm.
- The Board Members in attendance: Adam Gartenberg (President), Adam Zimmerman (Architectural), Ashley Johnson (Facilities), Caitlin Scott (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: Jenipher Riddle-Wilson (VP), William Hinson (Architectural), Millie Hernandez (Social)
- There was a motion to approve the minutes for the previous board meeting. Caitlin made the motion and Ashley seconded. It was approved by all in attendance.

II. ***Homeowners Forum:***

- There were no homeowners present and no business discussed during the homeowners forum.

III. ***Committee Reports:***

- Architectural
 - No architectural requests were received recently.
 - There were letters sent to a few homeowners regarding leaf violations.
- Facilities
 - A new light was installed over the front door of the clubhouse to illuminate the parking lot and clubhouse entrance.
 - The issue with the tennis court timer has been fixed.
- Social
 - In February, there will be a Super Bowl party. Homeowners are reminded to please e-mail their RSVP, as opposed to using the Facebook event reply.
 - Another Casino Night is being planned for the 22nd.
 - An Easter egg hunt is scheduled for early April and the annual pool opening party is scheduled for mid-May. Exact dates for some events is still TBD.
 - Unfortunately, at last meeting, one of our social co-chairs Caitlin announced that she will be stepping down from her position in May. We will be seeking her replacement at the May annual meeting.

IV. ***Unfinished Business:***

- Pool Furniture Refinishing
 - The pool furniture refinishing is in process. All chairs and chaises are being re-strapped in the same color.
- State Required Emergency Action Plan
 - The state is requiring an EAP for the pond and dam, as they have deemed it a high-hazard dam. The plan must be developed by an engineer, and the bid of \$5,725 from Great Water Engineering was accepted at the last meeting. The engaged firm is currently working on the plan.
- Playground Repairs
 - Our playground repair vendor is still waiting on parts to complete the repairs; orders have been delayed. Despite the repairs not being structural, the repair estimate was still higher than expected.
 - Adam Z. put forth an alternate option for the playground. He was able to find a vendor that installs cedar play equipment. There will be yearly upkeep, but our “bang for buck” appears to be much higher with these play systems than our current playground and the options previously investigated.



- Ashley will put together a playground committee and reach out to vendors to get quotes for a replacement playset.
- Ashley and Caitlin relayed a concern regarding the playground rubber mulch. The current rubber matting is approximately 15 years old and there have been complaints about color bleed/staining and chemical residue.

V. ***New Business:***

- 540 Sound Concerns
 - There were concerns raised on the AP Facebook page about noise from 540.
 - Based on previous failed attempts, the board did not deem it fruitful to pursue. There were also no homeowners in attendance so the issue was tabled.

VI. ***Financial Report:***

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

	Nov	Dec
Checking	\$44,181	\$55,452
Reserve	\$93,909	\$93,495
A/R	\$658	\$508

VII. ***Adjourn:***

- The public portion of the meeting was adjourned at 7:29 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:35 pm. Matt made the motion, Caitlin seconded, and all in attendance approved.
- The next meeting will be held on March 19 at 7:00 pm at the clubhouse.