



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for November 20, 2024 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:04 pm.
- The Board Members in attendance: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Adam Zimmerman (Architectural), Ashley Johnson (Facilities), Caitlin Scott (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: William Hinson (Architectural), Millie Hernandez (Social)
- There was a motion to approve the minutes for the previous board meeting. Jen made the motion and Caitlin seconded. It was approved by all in attendance.

II. **Homeowners Forum:**

- There was no business discussed during the homeowners forum.

III. **Committee Reports:**

- Architectural
  - One shed request was approved. There was another request for a shed and fence addition; the shed was approved and the fence was granted provisional approval, pending final details.
  - There is an issue with garbage being left in driveways. Letters will go out to the respective homeowners to address the issue.
  - There have been a number of tree removals performed throughout the neighborhood that did not have prior approval. Homeowners are reminded that tree removals need to be approved by the HOA prior to proceeding.
- Facilities
  - The Juniper bushes along the clubhouse parking lot have been removed. Grass planting still needs to occur. Due to the lack of irrigation in these areas, the chosen species will need to be drought-resistant.
  - There was a discussion about the need for trimming the plants along the berm.
  - A concern was raised about the magnolia tree and bushes along the pool fences. They are not in the best of health and increased maintenance has been required to keep them from becoming overgrown. A more sustainable landscape solution for this area will most likely need to be found in the future.
- Social
  - The bingo event was enjoyed by all who attended.
  - Unfortunately, due to low interest, the November multi-cultural potluck was canceled
  - There will be a party on December 14. The Santa that was booked the previous year has been booked again.
  - In February, there will be a Super Bowl party and 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, one of our social co-chairs Caitlin announced that she will be stepping down from her position in May.
  - There will be a contest for the most festively decorated house this holiday and Christmas season.

IV. **Unfinished Business:**

- Pool Furniture Refinishing
  - We had previously received an initial 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. We obtained a second quote, both to re-strap the current chairs and to replace the chairs with sling-style chairs. Full replacement would be \$17,364. Their charge to re-strap the chairs was \$105.50 per chaise and \$81.50 per dining chair, for a total of \$7,486.05. Matt made a motion to approve the first quote for re-strapping. Jen seconded the motion. There was a brief discussion about color options before ultimately deciding to re-finish in the current color

V. ***New Business:***

- 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. The bid of \$5,725 from Great Water Engineering was the most economical proposal received. Matoka has worked with them before and has confidence in their ability.
  - Adam Z. made the motion to approve the quote, Jen seconded, and all in attendance were in favor.
- Pool Repairs
  - There are several repairs that will need to be address prior to the upcoming pool season. Repairs include: changing the sand filter (\$2,400); replacing hoses, connectors, tubes, etc. in the pump room (\$495); sealing cracks on the deck (\$400); plumbing repairs and valve replacement in the pump room (\$1,175), and replacing a broken flow meter (\$527).
  - Adam Z. made the motion to approve the quote of \$4,997, Jen seconded, and all in attendance were in favor.
- Playground Repairs
  - There are several areas of the playground in need of repair.
  - Our playground repair vendor, who does not sell playground equipment and thus would have no bias, has noted that our equipment is nearing the end of its practical use. The costs of upkeep are going to grow in the coming years and replacement may be the best option.
  - We are waiting for quotes for repairs and will also begin investigating new equipment.
- Clubhouse
  - There was a discussion about the need for lights in front of and to the side of the clubhouse. The lack of visibility is a possible safety hazard.
  - There was also a concern raised about a black Jeep repeatedly parked in the clubhouse lot.
  - There was also a discussion about the uneven pavers to the side of the clubhouse.

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	\$42,853	\$41,433
Reserve	\$93,013	\$103,239
A/R	\$5,908	\$2,709

VII. ***Adjourn:***

- The public portion of the meeting was adjourned at 7:36 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:44 pm.
- The next meeting will be held on January 15 at 7:00 pm at the clubhouse.