



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for January 21, 2026 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Phil Soper at 7:01 pm.
- The Board Members in attendance: Phil Soper (President/Architecture), Ashley Johnson (Facilities), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: Jenipher Riddle-Wilson (VP)
- Phil made a motion to approve the minutes for the previous board meeting. It was seconded by Millie and approved by all in attendance.

II. **Homeowners Forum:**

- There was a discussion regarding communication from and to the board. Suggestions included using the Facebook group for news updates, however, not all homeowners are members of the closed group and/or active. A request for more prompt posting of meeting minutes was requested. This led to the realization that the Board is grossly understaffed and in need of additional homeowner volunteers. Jeff Canady agreed to join the board as co-chair of the social committee
- There was also a concern raised regarding dog droppings being left behind. Homeowners are reminded to bag any droppings and dispose of in a proper location. Reminder letters may be sent if the problem persists.

III. **Committee Reports:**

- Architectural
 - One request for a fence was approved.
- Facilities
 - The new playground equipment has been installed. The swings still need to be painted.
 - The tennis court lock has been fixed and the screen has been replaced.
- Social
 - The Super Bowl party is to take place on February 8. Adam Gartenberg and Rory McDermott will be donating the use of their A/V equipment for the evening.
 - Possible future events include: Casino Night on March 14 with blackjack, craps, and roulette tables; an Easter egg party in April; a yard sale on May 2; and the opening of the year pool party on Saturday, May 23.

IV. **Unfinished Business:**

- Clubhouse Repairs/Painting
 - Quotes are still being obtained for repainting the clubhouse. We are also following up with vendors regarding timing. The repairs have been preliminarily approved but on hold until the painting is lined up so the two processes can be coordinated.
 - A concern was raised regarding the transition strip near the clubhouse interior entry way where the tile meets wood.
- Steps to the Pond
 - The quote to remove the old steps was \$925. This included removal of the old stones and regrading the area. Matt made a motion to approve the quote. It was seconded by Ashley and approved by all in attendance.

V. **New Business:**

- Enclosing alcove on pool deck
 - It was discussed that there is a greater need for storage of outdoor pool/deck equipment/furniture. The work would include installing a metal double-door to enclose



the alcove on the right side of the pool deck, including trim and painting. The quote total was \$1950. The suggestion was tabled.

VI. **Financial Report:**

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

	Nov	Dec
Checking	\$50,545	\$63,229
Reserve	\$94,871	\$72,506
A/R	\$1,536	\$1,133

VII. **Adjourn:**

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:59 pm. Phil made the motion, Matt seconded, and all in attendance approved.
- The next meeting will be held on March 18 at 7:00 pm at the clubhouse.

VIII. **Closed Meeting**

- As of Dec 31, there are 5 homeowners who still owe their 2nd half dues for 2025.