



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for July 16, 2025 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Phil Soper at 7:03 pm.
- The Board Members in attendance: Phil Soper (President), Adam Zimmerman (Architectural), Ashley Johnson (Facilities), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer)
- Board Members Absent: Jenipher Riddle-Wilson (VP)
- There was a motion to approve the minutes for the previous board meeting. Millie made the motion and Ashley seconded. It was approved by all in attendance.

II. **Homeowners Forum:**

- There was no business discussed during the homeowners forum.

III. **Committee Reports:**

- Architectural
  - Several requests were approved and 2 violations were corrected.
  - It was reported that Phil would be taking over the duties of the architectural chair.
- Facilities
  - Quotes are being obtained for landscaping around the pool.
  - The issue with the trash cans at the pool which was causing a fly infestation has been fixed.
  - There have been reports about occasional issues with the tennis court lights.
- Social
  - The fire truck party was a great success. Safety regulations prevent parades and hands-on tours but everyone still had a great time.
  - The social committee is looking into new ways to communicate events to our community, including new signs and a new bulletin board for the clubhouse.
  - Homeowners are reminded to please not leave toys scattered at the pool.
  - Possible future events include the end of season pool party in September, a wine tasting in November, line dancing, a Christmas party, a bingo event, and another casino night.

IV. **Unfinished Business:**

- State Required Emergency Action Plan
  - The engineering firm has completed their plan and the state has approved the plan with no additional changes needed.
- Playground Repairs
  - The committee has discussed multiple options and obtained quotes from two vendors, GameTime and Elite Play Equipment. The quote is still being finalized but Elite appears to offer the best overall price. The Rose Creek model is the planned installation. Mulch Master will supply mulch for the project.
  - Options are still being investigated for cost savings while the quote is finalized.

V. **New Business:**

- Clubhouse Renovations
  - Planned upkeep of the clubhouse includes re-painting the exterior and small touchups to the interior. New fans were discussed also. There was a discussion about adding a TV to the clubhouse but the overall cost versus the utility was also discussed.



- Concerns have been raised about the safety of the rock steps leading from the berm to the playground area. Repairing and replacing them will be investigated as well as the possible addition of a handrail.
- Pond Improvements Renovations
  - There was a brief discussion about cleaning up the pond.
  - There was a discussion about adding a gazebo or dock to the pond.

VI. **Financial Report:**

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

	May	Jun
<b>Checking</b>	\$27,319	\$49,962
<b>Reserve</b>	\$99,525	\$99,697
<b>A/R</b>	\$118	\$220

VII. **Adjourn:**

- The public portion of the meeting was adjourned at 7:39 PM. The remainder of the meeting was discussion in closed business. The meeting was adjourned at 7:56 pm. Phil made the motion, Matt seconded, and all in attendance approved.
- The next meeting will be held on September 17 at 7:00 pm at the clubhouse.