



I. **Meeting Called to Order:**

- The annual homeowners and board meeting of the Alyson Pond Homeowners Association, scheduled for May 14, 2025 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Adam Gartenberg at 7:02 pm.
- The Board Members in attendance were introduced to all present: Adam Gartenberg (President), Jenipher Riddle-Wilson (VP), Adam Zimmerman (Architectural), Ashley Johnson (Facilities), Millie Hernandez (Social), Caitlin Scott (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary, Treasurer)
- Board Members Absent: William Hinson (At Large)
- A motion was made by Caitlin to approve the previous annual meetings' minutes and seconded by Adam Z. The annual meeting minutes were unanimously approved by those in attendance.
- The homeowners present introduced themselves as well.

II. **Committee Reports:**

- Architectural
 - There have been some excellent upgrades throughout the neighborhood. The committee commends those homeowners for their commitment to helping keep Alyson Pond looking its finest!
 - Reminder to all about upkeep/maintenance and submitting requests for architectural changes. Please see our website and HOA covenants and guidelines for changes which require board approval.
- Facilities
 - The bridge painting was completed during the last year.
 - Landscaping and pool maintenance were discussed.
 - The pool furniture has been refinished and looks great.
 - The playground equipment and ground surface will need to be replaced soon.
- Social
 - There were a number of great events over the past year, thanks to our amazing social chairs. Over the last year, the community enjoyed a 4th of July party and fire truck exhibition, a back-to-school ice cream party, an end-of-season pool party, a Bingo event, a visit from Santa in December, Casino Night and a Super Bowl Party in February, and an Easter Egg Hunt in April.
 - The community will have a beginning-of-season party to open the pool in May.
 - Events planned for the next year include: a wine tasting in November; two Christmas parties in December, one for adults and one for kids; a Super Bowl party in February; Casino Night in March; an Easter party in April; and the annual pool opening party next May.

III. **Financial Report:**

- It was reported that HOA continues to operate within the budget and is on track financially.
- The playground repairs in the coming year will be a very large expenditure—possibly more than was planned for in the long-term budget reserves.

IV. **President's Report:**

- The HOA has made a commitment to be consistent with enforcement of violations to the HOA policies. As a general rule, homeowners will be given two weeks to correct violations of architectural guidelines. If homeowners have not complied within two weeks, a second letter would go out giving 10 days to comply or a fine hearing will be held. If the 10 days go by with no progress, then the third letter would be a notice for a fine hearing. The dates will be based on the date the letter is sent. Reminder that HOA is limited to financial follow up



(and limited in how that follow up can be done). The HOA will continue following up on things we might not have before, in line with age of the neighborhood.

- Important reminder to homeowners that approval must be received before cutting down trees.
- Important reminder that boats/RVs may NOT be parked/stored in the neighborhood.
- The rules of the playground were reiterated. The playground/common areas are not places to congregate in the evening. The common areas close at dusk. Although we do not wish to call the police to report violators, we have in the past and will again in the future.
- There have been reports of dogs on tennis courts. To protect the court surface, dogs are not allowed.
- The pool rules have been discussed as a reminder to all homeowners. Pool hours are dawn to dusk, even for adults. Swim diapers are required for those necessary. Glass bottles are strictly prohibited. The State of North Carolina stresses that children under 14 years of age should be accompanied by an adult, and that adults should not swim alone. For this reason, the Association requires those children under age 14 be accompanied by an adult (defined as someone who is 18 years old or older and is the parent or legal guardian, a relative, or babysitter). Unsupervised children will be required to leave the pool area. A household may bring a maximum of 8 guests to the pool at any time. Residents must accompany their guests.
- The community is requested to report any violations or concerns. Notifying the board is how things get fixed and potential problems get averted.

V. ***Homeowners Forum:***

- A concern was raised about the cracks in the tennis court.
- The possibility of food trucks returning to the clubhouse was discussed. Homeowners in attendance were in favor of seeing them again in the future.
- The need for a railing along the stairs near the playground was discussed.
- One homeowner asked about the legality of raising chickens within the neighborhood. Because they are currently prohibited by our covenants, changing the rules would be an expensive and costly process.
- The need for replacing the playground equipment, as well as the rubber mulch, was discussed. Ashley has already established a committee to research replacements.
- Homeowners asked about the possibility of updating the directory or having a new homeowner welcoming committee.

VI. ***Unfinished Business:***

- None reported

VII. ***New Business:***

- There were 5 positions open on the HOA board, each carrying a two-year term, and 1 open one-year, at-large position. Jenipher, Ashley, and Matt were re-elected. Phil Soper was also elected to the board. Phil will serve as the new President. Jenipher, Ashley, and Matt will all retain their current board positions.
- In accordance with IRS Resolution 70-604, a motion is required to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. Matt made such a motion. It was seconded by Adam Z. and all in attendance were in favor.

VIII. ***Adjourn:***

- Gina Katz, an AP homeowner, made the motion to adjourn the meeting. Matt seconded the motion.
- The next HOA board meeting will be held on July 16 at 7:00 pm at the clubhouse.
- The next annual meeting will be held in May of 2026.