



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for November 19, 2025 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Phil Soper at 7:02 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:**

- An amendment changed to the neighborhood covenant was proposed by a homeowner. The requested change was to allow boats and RVs to be stored on an owner's property for up to 2 weeks. Concerns were raised that such changes could affect future property values and sales. It was also unclear who would be responsible for keeping track of how long a boat had been stored and thus exhausted their 2 week allowance. A final concern was raised about how this allowance would result, i.e. would moving the boat/RV for a short period of time reset the 2 week timer? The issue was tabled.
- There was a concern raised about the vegetative overgrowth and debris around the pond. The difficulty in removing some of the vegetation is the prevalence of poison ivy in certain areas.
- There was also a discussion about Wheeling Dr extension. It was posited that a dead end sign at the entrance to the extension could alleviate speeding along the corridor. Concerns were also raised about the tarmac along the extension and the possible need for future maintenance.

III. **Committee Reports:**

- Architectural
 - There were a few requests for tree removals that were approved. Other approved requests included changes to an existing fence and changes to a garage door.
 - Homeowners are reminded that general upkeep/maintenance does not require an ARC form request/approval.
- Facilities
 - The new stairs from the bridge down to the playground area have been installed.
 - The removal of the old playground equipment and installation of the new will begin soon.
 - We are still collecting bids for re-painting the clubhouse.
 - Some of the planting and tree trimming around the clubhouse will be completed soon. It has become apparent that most of the overseeding activities around the clubhouse did not yield a significant turf improvement. There is a plan to follow up with the grass and berm management companies.
 - There was a discussion about the need for exterior storage near the clubhouse. The cubby where the pool umbrellas are stored was posited as a potential option.
- Social
 - The future wine tasting event has unfortunately been canceled.
 - Possible future events include a Christmas party for adults on Dec 13 and kids on Dec 14, a Super Bowl party in Feb, another casino night in March, an April Easter party, the pool opening party in May, and a "Turn Back the Time" dance party at a time to be decided.

IV. **Unfinished Business:**

- Playground Repairs
 - The installation of the new playground equipment should begin in December.



- There should be a 2-3 week downtime between removal and installation and then distribution of the mulch.
- Clubhouse Repairs/Painting
 - Quotes are still being obtained for repainting the clubhouse. The repairs have been approved but on hold until the painting is lined up so the two processes can be coordinated.
 - Light bulbs and ceiling fans in the clubhouse have been replaced.
- Steps to the Pond
 - The installation of the new steps has been completed. The timbers need to be painted/stained to match the bridge
 - The old steps still also need to be removed. It was suggested they could serve to reinforce the rocks around the dam area.

V. ***New Business:***

- Pool Contractor Update
 - We have discovered that we are contractually bound to retain the pool maintenance company for one more year. The buyout is cost-prohibitive so despite our disappointment we do not have a viable legal avenue for terminating the contract.
 - Suggestions for improving their performance included the introduction of a time clock and inviting their owner to a future meeting to discuss concerns.

VI. ***Financial Report:***

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

	Sept	Oct
Checking	\$51,169	\$47,496
Reserve	\$102,464	\$94,733
A/R	\$3,063	\$1,952

VII. ***Adjourn:***

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:16 pm. Matt made the motion, Ashley seconded, and all in attendance approved.
- The next meeting will be held on January 21 at 7:00 pm at the clubhouse.

VIII. ***Closed Meeting***

- As of Oct 31, there are 3 homeowners who still owe their 2nd half dues and 3 owners still owe small amounts.
- The closed portion of the meeting was adjourned at 8:16 PM.