



I. **Meeting Called to Order:**

- The board meeting of the Alyson Pond Homeowners Association, scheduled for September 17, 2025 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Phil Soper at 7:06 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)
- There was a motion to approve the minutes for the previous board meeting. It was approved by all in attendance.

II. **Homeowners Forum:**

- There was no business discussed during the homeowners forum.

III. **Committee Reports:**

- Architectural
 - One landscaping request was approved.
 - Homeowners are reminded that general upkeep/maintenance does not require an ARC form request/approval.
- Facilities
 - Concerns have been raised about the pool and the performance of the firm with whom the HOA has subcontracted to provide pool maintenance. The board is going to investigate a new service contract provider for the pool upkeep.
 - There was a discussion about landscaping and flowers/bushes at the corner of Coxindale/Yucca. There was also a concern about the mulch that surrounds the pool getting into the pool itself, but unfortunately the height of the mulch is the result of a country requirement. The need for tree trimming around the neighborhood was posited.
 - The installation of the new playground equipment should begin in December.
 - There was a discussion about the lights and fans in the clubhouse and possibly updating them. Phil will provide a ladder so that the current fans can be cleaned in the interim.
 - Phil has taken over duties related to the fido boxes in the neighborhood.
- Social
 - The end of season pool party was a great success.
 - Possible future events include a Bingo night in October, a wine tasting in November, multiple Christmas parties, 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 was a discussion about painting the swing set to match the new equipment, as well as refurbishing the unit by installing new seats and chains.
- Clubhouse Repairs/Painting
 - Quotes were obtained for repairing and repainting the clubhouse. Repaired areas will include: fascia and window sashes on the front right, boards around the shower pool, and soffits/fascias around the clubhouse. The lowest bid was \$1,345.
 - A quote was obtained to paint the interior and exterior of the clubhouse. The price breakdown was \$3,078.62 and \$7,500.31, respectively.



- There was a discussion about installing a TV in the clubhouse. Phil mentioned a TV may be donated to the HOA. Matt and Phil have volunteered to install the unit.
- Steps to the Pond
 - A quote was obtained to install a terrace walk along the hill from the pond to the playground. It will be 5’ wide with 6” step downs on each section, secured by 6x6 premium timbers, with handrails on each side. Installation, including all prep, materials, and labor, was \$7,900.
 - Matt made the motion to approve the bid; Ashley seconded the motion.
- Parking Lot Landscaping
 - There was a discussion about landscaping and flowers/bushes at the corner of Coxindale/Yucca. The topics of discussion included adding flowers versus trimming bushes versus landscaping. One concern was ensuring that the solution is low maintenance.
- Pond Dock
 - There was a discussion about adding a dock to the pond. The cost for a dock 12’x8’ with an 8’ walkway would be approximately \$7,600.
 - Concerns were raised about the large cost of the project. Concerns were also raised about the possibility that adding the dock could encourage trespassers or cause increased noise and debris.
- Pool Lap Swim Lane Rope Replacement
 - A quote was obtained to replace the broken swim lane rope for \$1,367.44. The consensus of the board is that a less expensive option should exist, so there will be further investigation into a solution.

V. ***New Business:***

- 2026 Proposed Budget
 - The 2026 budget was proposed.
 - Millie made a motion to approve the budget and Phil seconded the motion.

VI. ***Financial Report:***

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

	July	Aug
Checking	\$52,709	\$53,499
Reserve	\$102,096	\$102,294
A/R	\$10,101	\$4,787

VII. ***Adjourn:***

- The remainder of the meeting was discussion in closed business. The meeting was adjourned at 8:26 pm. Matt made the motion, Phil seconded, and all in attendance approved.
- The next meeting will be held on November 19 at 7:00 pm at the clubhouse.

VIII. ***Closed Meeting***

- As of Aug 31, there are 12 homeowners who still owe their 2nd half dues and 2 owners still owe small amounts.
- The closed portion of the meeting was adjourned at 7:56 PM.