



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for May 20, 2026 at 7:00 pm took place at the Alyson Pond Clubhouse and was called to order by President Phil Soper at 6:59 pm. A quorum was designated

II. Approval of Prior Meeting Minutes

- A motion was made to approve the prior minutes, which was approved by all in attendance.

III. Introduction of Board Members

- The Board Members in attendance: Phil Soper (President/Architecture), Ashley Johnson (Facilities), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Secretary/Treasurer), Jenipher Riddle-Wilson (VP)

IV. Committee Reports:

- **Facilities:**

- i. Ashley reported on the facilities improvements that had been made recently, including
 1. Installation of the new playground and landscaping
 2. Painting of the interior of the clubhouse
 3. Exterior repairs and painting of the clubhouse
 4. Steps from the pond to the playground
 5. Lockable storage for the pool alcove

- **Architecture:**

- i. Phil reported that there had been minimal architecture requests

- **Social**

- i. Millie reported on the ways social events are advertised, including at the Alyson Pond website, Facebook Alyson Pond Residents group, and on a flyer near the pool entrance
- ii. Events that were planned included
 1. Super Bowl Party (subsequently cancelled)
 2. May 23, Pool opening
 3. May 29, Line dancing

V. Financial Report:

- It was reported that there was an unplanned expense due to the lockable storage for the pool alcove, but the HOA continues to operate within the budget and is on track financially

VI. President's Report:

- Phil noted that the steps to the playground still needed to be painted

VII. Homeowner's Forum:

- Concerns were raised by homeowners about e-bikes driving around the border of the pond and teenager activity around the playground area. Suggestions were made to deter this activity such as warning signage; ie

- i. "YOU'RE ON CAMERA".



ii. Trespassers will be prosecuted.

- There was a question as to whether hired security would be a viable solution for the teenager activity
- There was a concern that there needs to be better lighting in front of the clubhouse.
- There was a concern about HOA transparency. Jeff Canady volunteered to join the board and work to improve communication between the HOA and residents using email, the Alyson Pond website, and posts to the Facebook Alyson Pond Residents group

VIII. Unfinished Business:

- None

IX. New Business:

- Board Elections
 - i. Elections were held to add two new board members:
 1. Jeff Canady
 2. Adam Zimmeran
- Matt made a motion to invoke IRS Resolution 70-604 so any excess over the expenses of the budget year may be applied against a subsequent tax year of member assessments. Adam seconded, and all in attendance approved.

X. Adjourn:

- The meeting was adjourned at 7:38 pm. Phil made the motion, Matt seconded, and all in attendance approved.
- The next meeting will be held on July 15th at 7:00 pm at the clubhouse.

XI. Role Assignment Meeting

- The Board met briefly after the annual meeting to assign board roles. Board roles for 2026-2027 were defined for the new year as
 - President: Phil Soper
 - Vice President: Adam Zimmerman
 - Secretary: Jeff Canady
 - Treasurer: Jenipher Riddle-Wilson
 - Facilities: Ashley Johnson
 - Architectural: Matt Gromadzki
 - Social: Millie Hernandez, Lisa Rochette