



I. Meeting Called to Order:

- The board meeting of the Alyson Pond Homeowners Association, scheduled for July 15, 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. Board Members in Attendance

- The Board Members in attendance: Phil Soper (President), Adam Zimmerman (Vice-President), Millie Hernandez (Social), Matoka Snuggs (Charleston Management), Matt Gromadzki (Architecture), Jenipher Riddle-Wilson (Treasurer), and Jeff Canady (Secretary). Ashley Johnson (Facilities) was not able to attend.

III. Approval of Prior Meeting Minutes

- A motion was made to approve the prior January minutes, which was approved by all in attendance.
 - i. Note the prior May meeting was the Annual Homeowners and Board meeting, the minutes of which will be approved during the annual meeting of May 2027.
 - ii. Note the prior March meeting was canceled due to a lack of quorum.

IV. Homeowner's Forum:

- A homeowner from Wheeling Dr with a property bordering the pond was concerned about the weeds growing not only in his backyard, but beyond into the common area between his backyard and the pond. He requested permission from the board to extend his weed control efforts into the common area, which was granted.
- A homeowner reported to a board member that she had seen smoking occur several times recently at the pool, and was hoping the board could install "No Smoking" signs. The board agreed to this.

V. Committee Reports:

- **Facilities:**
 - i. Phil reported he installed video surveillance signs above the tennis court door, on the pumphouse and on the existing parking lot signpost with a solar light. The homeowner who had suggested the signage responded to Jeff that it has reduced the suspicious activity he had previously noticed.
 - ii. Phil reported that he had replaced a damaged surge suppressor that supports the clubhouse wifi and video surveillance cameras with a UPS containing built-in surge suppression
 - iii. Matoka reported she had installed a motion detector light in the front of the clubhouse
 - iv. Millie suggested that signage for inside the clubhouse was needed:
 1. By front door: "Lock Door Before Leaving"
 2. By pool door: "Keep Unlocked during Pool Season"
 - v. Millie raised that unsupervised kids have been reported at the pool, and that the pool rules which include "children under 14 years of age should be accompanied by an adult" should be posted.
 - vi. Millie reported that there used to be a monthly rotation between board members to take clubhouse/tennis court garbage cans to the curb on trash pickup day, and check



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to make sure the clubhouse was locked. This rotation should be re-established.

1. The monthly rotation was approved and board members were assigned the monthly duty.

- **Architecture:**

- i. Matt reported that there had been multiple approved architecture requests for roof replacements, tree removal, and a deck rebuild. An addition to the back of a home is under review.

- **Social**

- i. Millie reported on the currently scheduled social events, including
 1. September 12: End of Season Pool Party
 2. October 10: Wine Tasting
 3. December 5: Santa for the Kids

- **Secretary**

- i. Jeff reported on some of the communication initiatives he was working on, including
 1. An auto-forward of info@alysonpond.com emails
 - a. It was agreed that all board members would be forwarded these emails
 2. A newsletter, with the first edition to be sent out later in July
 - a. The format was agreed on, which will be a one-pager to be emailed to the community, posted to Facebook and the AlysonPond.com website, and placed on the Alyson Pond bulletin board near the pool front gate

VI. Unfinished Business:

- In the November 2025 board meeting, concerns were raised about the pool contractor due to numerous pool maintenance issues reported during last year's pool season. This pool season, however, there have been few complaints, and the consensus is that the pool contractor has markedly improved the service. Therefore, though other pool maintenance quotes have been received, the board plans to retain the current pool contractor through the 2026 season.

VII. New Business:

- Pond Concerns
 - i. Matoka raised that a state agency had identified pond issues needing remediation. Also, she will request a bid on storm drain maintenance from the Trickle inlet
 - ii. Phil stated that he is monitoring erosion on the area between the pool and tennis courts

VIII. Financial Report:

- Matoka reported that the HOA continues to operate within the budget and is on track financially.
- Financial Comparison:



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	May	June
Checking	\$25,520	\$52,392
Reserve	\$74,031	\$74,120
A/R	\$1,272	\$819

IX. Adjourn:

- The meeting adjourned at 7:50 pm. The next meeting will be held on September 16th at 7:00 pm at the clubhouse.