

**ALYSON POND HOA, INC.**  
**ANNUAL HOMEOWNERS MEETING Minutes**  
**January 21, 2009**

- I. 7:05 PM – Meeting Called to Order – Quorum Designated by Board and homeowner attendance and proxies submitted prior to the meeting.

There were 16 homes represented in person and 23 by proxy.

In attendance – Matoka (Charleston Management), David Pederson (President), Gina Katz (Secretary), Karol Rochelson (Architecture) Adam Gartenberg (Treasurer), and Erica Penny and Eve Pender (Social).

II. Prior Annual Meeting Minutes from January 19<sup>th</sup>, 2008 were approved as presented.

III. **Board of Directors Introduction:** Each Board member was introduced by the President, David Pederson.

**IV. President's Report:**

- Welcome; 2008 was an interesting year for Alyson Pond. There were several major projects done in the neighborhood. I want to thank all of the board members who worked very hard this year to make the subdivision a great place!

**V. Financial Report:**

- Adam reported that all financials are in order. We saw relatively minor impact from the drop in the stock market over the past year, and will be keeping our Master Plan and Reserve funds in money market accounts for the time being to minimize any financial risk.

**VI. Committee Reports**

**1) Architectural Committee Report** – Karol urged all homeowners to help keep Alyson Pond clean by keeping up with care and maintenance of their own properties. He will pursue a traffic study to address concerns about speeders on our roads, and a 3-way stop or other to curb near accidents at Yucca and Coxindale.

**2) Facilities Report -**

1. **PLAY GROUND** – Additional rubber mulch was added to the playground area this year. The mulch was delivered to the playground area in large vinyl bags on wood pallets. Thanks to some volunteer parents and board members, the mulch bags were emptied and the mulch spread over the play area in a single day.
  - a. A new basketball goal was installed in the fall of the year.

2. **ENTRANCE** – The HOA contracted with the company that originally installed the entrance lighting to maintain the system controls, wiring and bulbs.
  - a. Also, the white walls at either side of the entrance were cleaned this summer.
3. **CLUB HOUSE** – The entrance doors, the two sets of doors to the back patio, and the door from the back hallway to the pool deck were replaced this fall. New hardware was installed on the new doors to comply with the ADA Guidelines. The door to the pool deck has an electro-magnetic lock that will be disengaged during normal pool operation hours, allowing adults and children to access the toilet rooms without the need of a key.
  - a. The toilet room doors had new closures installed in order to help keep the doors closed and a new partition screen was added to the men's side to screen the urinal from the hallway.
  - b. The wood floor and floor trim was repaired to close the gaps and provide continuous trim at the wood base and where different floor finishes meet.
  - c. A few of the existing windows and sills were deteriorating and are in the process of being replaced.
4. **POOL** – Some of the pool pumps and filters went on the blink this summer and had to be replaced. At the end of the season, the deck furniture was shipped off to be refurbished with new webbing and paint. They have been returned and are ready for the summer of 2009.

#### **ITEMS TO BE CONSIDERED FOR THIS COMING YEAR:**

1. **ENTRANCE LANDSCAPING** – Look at giving the entrance landscaping an overall makeover with strong consideration given to a design and plants that will promote the stature of Alyson Pond yet incorporate plants that are some what drought tolerant, work well together, provide color throughout the year and are installed with ease of maintenance in mind. The existing lighting wiring should be re-positioned to make it easier for planting annuals without causing damage to the wires and the problem of water run off also needs to be addressed.
2. **CLUBHOUSE LANDSCAPING** – The landscaping around the parking lot, pool area and play ground need to be looked at and a plan put into place that could be completed over a three-year period.
3. **PLAYGROUND SHADE** – The Board will be looking into a method of shading a portion of the playground to help with protecting against heat and ultraviolet rays during the summer.

4. **BRIDGE** – Some of the walking boards and railing need attention early this spring.
5. **ENTRANCE** - Entrance lighting is need of repair and new bulbs installed. This year, the HOA will initiate a maintenance contract w/ the original installer for annual repairs and bulb replacement.
6. **CLUBHOUSE** – New entrance doors, doors to the back patio, and door between the pool and the toilet rooms are looking to be replaced this spring.
7. **PLAYGROUND** – The Board is looking into a covering for a portion of the playground to help with the heat and ultraviolet rays during the summer.
8. **PLAYGROUND** – Additional mulch will have to be added around the playground equipment this spring.
9. **LANDSCAPING** – New landscaping will probably be held to a minimum or will be non-existent due to the draught.

### 3) Social Committee Report –

1. We are finalizing some dates for this year's social events and complete agenda will be available in time for our first quarterly newsletter which is coming out at the end of January.
2. In the past, we have had problems with attendance at some of our events, (especially adult functions) so we have bought a new sign for the front entrance that we will be able to add more details for upcoming events. We are also working to update the Alyson Pond website more frequently and we will still be utilizing the email reminder sys as well as the quarterly social newsletter.
3. A couple of changes to the agenda this year that you will notice is that we will have one pool party for the season instead of a pool opening a pool closing party. We will also have a fall party instead of the tradition Halloween party what will include a BBQ supper so that more of the neighborhood will be involved.
4. Our goal for this year to to have larger attendance at our neighborhood events. We have made a few changes to this year's agenda to try to get more people out to the events. There will be fewer adult only functions and kid's only functions this year. We are trying to go back to the basics and have gatherings that will draw everyone out.

## **VII. Unfinished Business - none**

### **VII. New Business – Board Elections**

- Board of Directors openings for Vice-President, Secretary, Treasurer, and Facilities Chair (all 2 year terms).
  - Vice-President – Gina Katz
  - Secretary – Jennifer McGee
  - Treasurer – Adam Gartenberg
  - Facilities Chair – Rory McDermott
  
- IRS Resolutions 70-604 – Motion to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments. – **Approved**

### **Other Business**

- David urged residents to attend our meetings and also mentioned there is little we can do about traffic, speeding, left at Litchford, etc., these are under City control.
- Question about playground shade results – to be addressed with new board.
- Concern about traffic habits at Yucca and Coxindale and asked about a larger street sign for Coxindale at Litchford.

Adjourn – Meeting adjourned at 7:55.

Minutes respectfully submitted,  
Gina Katz