

ALYSON POND HOA, INC.
BOARD OF DIRECTORS MEETING
November 18, 2009

In attendance – Board: Matoka, Gina, Erica, Eve, Adam, Jen, Karol, Rory.
Homeowners: Nathan Scarlett

Homeowner Forum –

- Homeowner stated front entrance looks very good and is thrilled with landscaping.
- Homeowner asked board to consider current economy when making spending decisions and expressed appreciation for not raising HOA dues in the coming year.

7:00 PM – Meeting Called to Order – Quorum Designated

- Minutes from last meeting accepted.
- **Architectural** – Karol
 - Pending issue with homeowner parking car on lawn
 - Another instance of trees removed without architectural approval. Notice has been sent to homeowner but no complaints have been received.
- **Facilities** – Rory
 - Request for landscaping around the pond/installation of benches. Due to budget constraints, will table this until spring when more likely to be utilized
 - Light bulbs around pool need to be replaced
 - Lights in tennis court area need to be reset – service request sent
 - Garbage cans – Facilities chair should be taking the cans to the curbs
 - Need a recycle bin for clubhouse (Erica will order)
- **Social** – Erica/Eve
 - Halloween party and fall festival were well attended
 - Adult-only events are frequently requested but poorly attended (bunco, craft club).
 - Recommend requesting an adult-social chair/committee to take care of these events/drum up attendance
- **Finances** – Adam
 - Everything is in good order.
- **Management Report**
 - Delinquencies are with attorney for further action

- **Unfinished Business**

- none

- **New Business**

- Clubhouse - There is water damage in the clubhouse kitchen as well as water marks on the walls. Matoka will contact Joe to look at them.
- Bugs – Matoka will set up a quarterly service to have the clubhouse and surrounding area sprayed for bugs.
- Cleaning service – Matoka will speak with them about what is getting cleaned and how frequently (bathrooms, etc)
- Supplies – supplies are being stolen from the clubhouse.
 - We will get a price (Matoka to speak with Joe) to have locks installed on cabinets.
 - Once locked, will have toilet paper, cleaning supplies, garbage bags, etc under lock and key with notice to renter that security deposit may be withheld if supplies are missing.
 - Add a sign on locked cabinets “for clubhouse use only”
 - Matoka will follow up to make sure we are getting monthly clubhouse rental email (most board members are not currently receiving). Board member inspecting clubhouse should email within 24 hours of rental if security deposit needs to be held back due to missing supplies/not cleaned, etc
 - Create an inventory checklist to hang in closet
- Pool furniture – Matoka will price tables and umbrellas
- Annual meeting
 - Erica will take care of providing refreshments
 - Motion made/seconded to change election procedure. We will elect “board members” rather than specific positions and internally, new board will designate positions. Can have up to 9 positions without amending covenants.
 - Agenda for meeting will be highlights from year and election of new board members
 - Meeting will be held on January 20, 2010

Meeting adjourned at 8:15.

Minutes respectfully submitted,
Jen Magee

