

ALYSON POND HOA, INC.
ANNUAL HOMEOWNERS MEETING HIGHLIGHTS
January 20, 2010

1. 12 homes represented in person and 12 by proxy.

In attendance – Matoka Snuggs (Charleston Management), Dave Pederson (President), Gina Katz (Vice President), Karol Rochelson (Architecture), Adam Gartenberg (Treasurer), Eve Pender (Social Chair), Jen Magee (Secretary)

2. Prior Annual Meeting Minutes from January 21, 2009 were approved as presented.

3. Each board member was introduced by the President, Dave Pederson

- Matoka – management company representative, collects dues, handles bills and other administrative duties of HOA
- Social Report (Eve) – On the social end, we had several fun activities this past year. We had the usual holiday celebrations that we've always had in the past and added a couple of new events that we would like to have again. In 2009, we decided to try having fewer events that would attract everyone in the community. We had a greater response at this year's pool party and the fall party and pig pickin' was our largest event to date. We had a total of 165 neighbors attend that event. In 2010 I would like to repeat these successful events and make them even better. Sometimes, this job seems like trial and error. I think that I know better now what works for our community and I've been able to utilize the funds and resources that we have to manage our community events to the best of my ability. With Erica leaving the position, I may be asking for more help from some of you. If you're interested in helping with any of the upcoming events, volunteers are always needed and your help is greatly appreciated. The next newsletter should be out in the first part of February and the 2010 social calendar will be posted in that newsletter. If you have any questions or comments, please talk to me after the meeting.
- Secretary (Jen) – responsible for taking minutes, attending all meetings, and completing other HOA duties as needed. Encouraged all homeowners to get more involved in their community. We all want a nice place to live and a community we can be proud of.
- Vice President (Gina) – assumes responsibilities of president in his/her absence. Also is responsible for web-content and acts as liaison to webmaster.
- Treasury Report (Adam) – oversees and approves the budget, other financial responsibilities of HOA (taxes, etc), advises board on annual dues
- Architecture (Karol) – identifies homeowners not maintaining their property according to HOA bylaws. Was able to get speed limit signs placed in community this year. Will be stepping down from position after many years of service.
- Facilities (Dave, for Rory) – responsible for overseeing upkeep of common grounds, clubhouse. Updates from the year (via email from Rory): The most obvious transformation on the development has been the landscaping which has been a major improvement through the whole estate. The pool area has had the security gate reinforced to prevent people just lifting the gate and entering our pool area. The pool area requires new seating and tables which will be in place before the season starts. Bathroom should be cleaner as we are increasing the number of days the cleaning service will be cleaning all the areas in the clubhouse. Around the pond – we are

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looking to have two benches on the top of the embankment to give residents the opportunity to enjoy the views and feed the ducks. We are also looking at giving the area a new landscaping look (ideas to be discussed at our next meeting).

4. President's Report:

This year we have had to make a lot of hard decisions and postpone a lot of things, but we have done so to be prudent with our spending and do not want to have to increase homeowner dues. Enjoy our community areas – spend time at the pond. Use the pool. But please take care of them.

5. Financial Report

Dues will remain level for next year. We had some unexpected expenses but were able to hold flat due to reserves and postponing other improvements. Must focus on maintenance first, then improvement. Have also reduced clubhouse rental fee for 2010. Please spread the word. Clubhouse may be rented for community activities at no fee.

Q - Is there a maintenance schedule?

A - Funds are set aside to handle routine maintenance. If there are insufficient funds, board may elect to postpone rather than raise dues or assess a fee.

Q – Why is money invested instead of sitting in money market or cash account?

A – Operating budget is held in cash account. There are separate accounts for reserves (routine maint) and master plan improvements and these are held in investments since less need to be liquid and longer time horizon, so can wait out market in return for some earnings on investment. It is a board decision how to invest the money.

Q – The master plan was originally a physical plan developed for capital improvements. Only a small portion has ever been executed. Plan may need updating – still viable for current demographics?

A – we should revisit the master plan – will be added to agenda for the year

6. New Business:

Board elections – Change in how board members are elected. Previously we elected board members to a specific position. The Board voted to eliminate election to a specific position and instead elect members of the board and later determine board positions (consistent with the majority of other communities).

There are 3 board slots open. Paul Martin and Mimi Raub were elected for a 2 year term on the board (positions to be determined prior to next HOA meeting) and Eve was re-elected to the board.

Eve would like to form a social committee. She will oversee, but needs help in planning and putting together activities.

IRS Resolution 70-164 – motion to resolve any excess over the expenses of the budget year be applied against subsequent tax year of member assessments – **Approved**

Highlights respectfully submitted,
Jen Magee

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