

Alyson Pond HOA, Inc.
Board of Directors Meeting Minutes
May 19, 2010
7:00 PM – Clubhouse

Present: Gina Katz (Vice President), Jenn Magee (Treasurer), Paul Martin (Architecture), Rory McDermott (Facilities Chair), Eve Pender (Social Chair), Matoka Snuggs (Charleston Management Representative)

Absent: Adam Gartenberg (President), Mimi Raub (Secretary)

Others Present: Brenda Rowland, Jennifer Riddle-Wilson, Andrew Warren

- I. The meeting was called to order at 7:00 pm by Gina Katz, Vice President. A Quorum was designated by the Board of Directors and homeowner attendance.
- II. Prior Meeting Minutes from March 17, 2010 were reviewed and approved.

The meeting began with an open forum for the guests. A concern was raised about the condition of the tennis courts. There are areas where there are large cracks and sections where roots have heaved the asphalt. Matoka had a bid for repairs. She was asked to get another bid for resurfacing and the Board would consider which option to proceed with by email vote. One homeowner commented that the benches on the berm of the pond are a welcome addition and are appreciated.

- III. Committee Reports:

Architectural:

- There are 3 requests for architectural enhancements and 6 corrective action notification letters were sent to residents.
- The Garden Club has had two meetings with special topics on pruning and deer resistant plants. The next meeting will be at 3:00pm on Sunday, June 27th at the Clubhouse.

Facilities:

- Rory McDermott (Facilities Chair) suggested that the Association procure a pool cover. The cost is around \$15K. Eve Pender pointed out that another Association pays \$1200 a year for storage when their cover is not in use. Gina Katz suggested that perhaps this was not a good idea. Especially since the pool would have to be shocked and treated at pool opening in any event.
- Rory suggested that the pond perimeter be cleaned up. Gina provided background that when this was done last time some homeowners did not want the natural vegetation removed, so there would need to be a poll first. Paul Martin commented that a buffer zone between lawns and water is beneficial to provide filtration, reduce nitrogen contamination and algae and discourage geese intrusion. Paul will provide data on BMPs (Best Management Practices) for wetlands and pond buffers to serve as maintenance guidelines.
- A question was brought to the floor concerning what could be done about vandalism to the umbrellas and tables in the pool area. It was suggested that a Newsletter article be prepared urging neighborhood vigilance and accountability for their own family members.
- Three tables and four umbrellas were purchased and Andrew Warren is helping to set those up around the pool.

Social:

- The Easter Egg Hunt was a big success. There was a good turnout, the weather was great and a magician kept the kids (and adults) spellbound.
- The next event is the Independence Day celebration with a parade on Saturday, July 3rd at 11:00am. Details will be forthcoming in the June Newsletter.
- Rounding out the summer fun will be a pool party in August complete with a DJ.

IV. Financial Report

- The general financial condition remains strong.

V. Management Report

- The chimney is showing signs of water damage and needs cleaning.

VI. Unfinished Business

- None

VII. New Business

- It was moved by Gina that \$447 be approved for chimney repairs in the clubhouse as outlined in the management report. Eve seconded the motion and the motion was carried.
- The idea of moving the HOA Annual Meeting to the third weekend in October was discussed. There are issues with reconciling the current 2-year terms and Charleston Management does not have a Representative available on weekends. Rory countered that having the meeting combined with an adult activity would increase participation. Eve indicated that past experience did not bear that out. It was moved by Eve to keep the Annual Meeting date where it is currently. The motion was seconded by Gina and the motion was carried.
- Jenn Magee asked if there was a way to recommend service people on the Association website. Gina cautioned that there were potential liability issues with a perceived HOA “endorsement”. It was suggested the best approach was a blog. Gina will investigate. No motion was made.

VIII. Confirmation of the next meeting – Wednesday, July21, 2010 at 7:00pm at the Clubhouse.

IX. Eve moved that the meeting be adjourned. Gina seconded the motion and the motion carried. The meeting adjourned @ 8:15pm

Submitted by Paul martin for Mimi Raub, Secretary