

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
April 28, 2014
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider, Assistant Treasurer
Kimberly Lazich, Secretary
John Williams
Christopher Rossetti

Absent: Joseph Barry, Treasurer

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider, Assistant Treasurer
John Williams, Clerk
Kimberly Lazich
Nancy Bancroft
Christopher Rossetti
Susan Jansen

Absent: Joseph Barry, Treasurer

Also Present: Richard Markham, Property Manager; Cameron Lovelace & Charity Smith, 14 Gray Pine Common

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 24, 2014 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

- ✓ Association Statement of Income and Expense. C. Glider pointed out, and R. Markham agreed, that the \$1,180.00 expense under "Consultants/Legal" should be transferred to the Tax District.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Building Guide. Draft is being reviewed for final edits.
- ✓ Budget Constraints. Association has no reserves at this point.
- ✓ Finance Committee. Committee met and has submitted its recommendations to the Board.

2014-2015 ASSOCIATION BUDGET

It was moved and seconded to accept the Association Budget as recommended by the Finance Committee. Motion carried. The new Association fee will be \$90.00, an increase of \$10.00 over the previous year's \$80.00 fee. The Finance Committee had originally recommended an increase of \$5.00 over the previous year, but after a lengthy discussion regarding costs of printing the new Building Guide, it was agreed to increase the amount. The Association is obligated to provide each and every owner with a printed Building Guide – at least once. The Guide will also be on the website. After the initial distribution, it was generally agreed that any further responsibility for obtaining copies of the Guide would rest with the owner and could be done electronically

OLD BUSINESS - none

NEW BUSINESS

- ✓ Insurance Claim. Property Manager has received an insurance claim for an alleged "slip and fall" that occurred in 2012. R. Markham is following up.
- ✓ Culvert – End of Nuthatch. Orange "snow-sticks" dumped into culvert. R. Markham will follow up.
- ✓ Stones in Lawn. Many stones still in lawns. Is Spring Cleanup done? No, definitely not. R. Markham has yet to meet with landscaper to go over damage.

- ✓ For Sale Signs. They are not allowed, except for a "one-day" Open House. D. Zacchio requested that this be noted in the next Pond Place Newsletter.
- ✓ Noise Ordinance. C. Rossetti received a call from a resident asking what can be done about a chronic noise situation. Best to call Avon Police. In addition, a complaint can be made to Board.
- ✓ Discussion with Town of Avon Engineering Dept. D. Zacchio and C. Wall will meet with Town personnel regarding the general topic of pervious/impervious surface options at Pond Place.

PUBLIC COMMENT

- Q: C. Lovelace requested status report of severely run-down property at 20 Gray Pine.
- A: This property is in the hands of the Pond Place attorney. They are currently being fined \$10/day. The Board has the authority to repair and add costs to existing liens.
- Q: C. Lovelace asked how long property at 17 Gray Pine has been in foreclosure?
- A: Well over a year. R. Markham will provide the Board will an updated foreclosure report.
- Q: C. Lovelace again expressed concern about the condition of the "circle" in his area.
- A: It is on the "To Do" list along with other projects.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

.....

The President convened POND PLACE TAX DISTRICT at 7:51 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 24, 2014 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – complete report filed with minutes

- ✓ Spring Cleanup. Not completed. Costs unknown.

2014-2015 TAX DISTRICT BUDGET

It was moved and seconded that the Tax District Budget in the amount of \$303,115.00 be recommended to the Pond Place Budget Hearing. Motion carried.

NEW BUSINESS

- ✓ Pond Place Entrance Sign. **It was moved and seconded that the property manager obtain proposals to improve and update entrance sign. Motion carried.**

OLD BUSINESS

- ✓ Sinkhole at 5 Morningside. R. Markham reported that sinkhole could be filled with various stones.
- ✓ Beaver Dam. Looks like it has been dismantled.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:30 p.m. The next meetings will be the Budget Hearing on Wednesday, May 21, 2014 and the Annual Meeting on Wednesday, May 28, 2014. The next regular meeting will be Monday, June 23, 2014. All meetings are at 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl