

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
April 27, 2015
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
John Williams
Christopher Rossetti
Absent: Joseph Barry, Treasurer
Kimberly Lazich, Secretary

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Jon Beck, 7 Irontree Ct.; Bev Drees, 3 Jay Ct.; S. Yearwood, 9 Jay Ct.; Jay Eustace, 1 Butternut Circle; Qun Chang, 11 Owl Ct; Lynne Boyd, 3 Highland Sq.

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 23, 2015 as submitted. Motion carried.

OFFICER REARDON REPORT: Bears are out in great numbers. Keep dogs on leash and keep distance.

TREASURER'S REPORT - C. Glider

Revenues are tracking nicely; expenditures a little over due primarily to printing costs of the Building Guide.

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 \$105.00.

MANAGER'S REPORT - complete report filed with minutes

Home inspections about 50% completed; should wrap up in about a week. Again, the Association budget is very tight and no unexpected or unbudgeted items can be absorbed. D. Zacchio requested that the situation on 2 Raven be revisited and that the owner be required to attend the June meeting for an update. Meanwhile, fines are continuing to accrue.

WEBSITE REPORT – J. Williams

April has had over 1900 "hits;" March, over 2000. Website will feature reminder to keep dogs on a leash.

OLD BUSINESS - none

NEW BUSINESS

- Missing Sections of Fence. Several sections of the fence are down behind Arrowhead and Gray Pine. This is due to rotting as well as windy conditions. R. Markham has instructed Tim to repair.
- Construction Fencing and "Hole." Frontier telephone company has left unsightly condition at corner of Pond Place and Gray Pine. R. Markham will insist that they complete work or remove material. Also, he will prepare list of utility boxes throughout Pond Place that need replacement or repair, and notify company of the urgency of this project.

There being no further business to come before POND PLACE ASSOC., the President adjourned at 7:14 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:15 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 23, 2015 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

Same "tracking" comments as for Association. Spring cleanup costs unknown and probably expensive. A lengthy discussion followed about what is considered "allowable" for pickup; violators will be notified and fined.

MANAGER'S REPORT – complete report filed with minutes

Collections quite good compared to prior years. 17 Gray Pine in foreclosure. Lots of dead trees down. R. Markham will get prices on patching holes on road by the bridge. Continuing projects include repairing/replacing mail boxes preferably with plastic rather than metal; tree removal/pruning, and cutting and patching roads. All might be accomplished in this fiscal year's budget, depending non status of surplus after spring cleanup.

C. Rossetti: Q. What was total amount for extra snow removal/repositioning? A. \$5700. Q. Aged Receivables Summary (page 11 of packet) does not add up; columns improperly aligned. A. Will look into correcting accounting and layout "formula." Q. How are spring cleanup costs calculated? Are they part of contract? A. They are not part of contract and are calculated on a "time and material" basis. How many hours, how many workers, what kind of equipment. Q. How much was it last year? A. Between \$8K and \$9K.

TAX DISTRICT BUDGET

It was moved and seconded that the Tax District Budget in the amount of \$312,204.00 be recommended to the Pond Place Annual Budget Hearing. Motion carried. Again, C. Rossetti questioned the inclusion of \$4,000 for consultants in the Tax District budget rather than in the Association budget where it more properly belongs. R. Markham explained that "consultants" probably refers to attorney fees.

OLD BUSINESS – none

NEW BUSINESS – none

PUBLIC COMMENT

- Q. Why isn't there Pond Place signage at the beginning of Darling Drive?
A. It's on Town property and the Town decreed that there cannot be two signs at this location.
Q. Will we be able to vote on the LED light issue?
A. There will be a discussion at the Budget Hearing on the economics of this proposal.
Q. The "Circles" have taken quite a beating. Can't they be beautified?
A. Circles are vital to the storage of snow, so many past beautification attempts have suffered. We try to balance beauty with efficiency.
Q. I am away for months in China, but would like to pay my taxes on time. Can I be notified by email?
A. There is presently no mechanism for doing that.

EXECUTIVE SESSION – 7:40 to 8:34 p.m.

It was the consensus of the Board that, although every Tax District taxpayer will continue to receive a mailed tax bill, a message will be posted on the website about www.avonassessor.com Property Record Lookup for those who wish to calculate their Tax District taxes. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:35 p.m. The next meetings will be Wednesday, May 20 for the Annual Budget Hearing and Wednesday, May 27 for the Annual Meeting, both at 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl