

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
January 27, 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

Absent: Joseph Barry, Treasurer
Christopher Rossetti

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
Kimberly Lazich
Susan Jansen

Absent: Joseph Barry, Treasurer
Christopher Rossetti

Also Present: Richard Markham, Property Manager; Chris King of King, King & Assoc. Auditors; Jason Reardon, APD; Gary Gianini, 5 Butternut Circle

The President convened POND PLACE ASSOCIATION at 7:04 p.m.

CHRIS KING, KING, KING & ASSOCIATES, Winsted, CT

- ✓ Audit Overview. Mr. King reviewed both the Association and Tax District Audit, explaining certain sections in the financials and in the auditor's recommendations. R. Markham will provide the auditors with trial balances beginning with the quarter ending December 31, 2013. The Board thanked Mr. King for his report and he then left the meeting.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 24, 2013 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

- ✓ Money Market Accounts. Since interest rates are so low, J. Barry and C. Glider both recommend that as CDs mature, the entire investment model be examined to include an appropriate mix of CDs and other, more liquid and perhaps higher paying products. S. Jansen offered to research and report on a range of money market rates.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide. K. Lazich reported that committee's work is completed and draft was sent to Board members (will be re-sent). Guide needs to be re-formatted in a cohesive and consistent manner. K. Lazich will collaborate with N. Bancroft who offered to help in this effort.
- ✓ Delinquencies. Holding at or below historic rates.

OLD BUSINESS

- ✓ Beaver Activity. J. Williams reported a growing "pond" on pathway back of Gray Pine leading to Highland, clearly the work of beavers. R. Markham will follow up and report.
- ✓ Five Year Review of Stub Pond Dam. It is time to contact Buck & Buck, Engineers, to inspect the status of the dam in order to secure the next Five-Year Permit. R. Markham will follow up.

NEW BUSINESS

- ✓ Notice of Meetings. S. Jansen explained some basic obligations under the Freedom of Information rules regarding the posting of minutes and notice of meetings. R. Markham will discuss with attorney.

PUBLIC COMMENT

Q: Lights still on at 10 a.m. in certain areas.

A: Situation should be corrected within days. The electric relay control might be in a heavily shaded area.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:07 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 8:08 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 24, 2013 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Driveway Stoning. Getting quotes.
- ✓ Barbed Wire Debris. R. Markham will follow up.
- ✓ Light Poles Along Fence to Big Y. Getting estimates for repair/replacement.

OLD BUSINESS - none

NEW BUSINESS

- ✓ Lack of Road Salt on Some Circles. Several Board members reported this condition. Main road is okay. R. Markham will follow up.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:20 p.m. The next meeting will be Monday, February 24, 2014, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl