

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
JULY 24, 2017
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
John Williams, Governor

Absent: Christopher Rossetti, Governor
Charles Wall, Vice President

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
John Williams, Clerk

Absent: Christopher Rossetti, Director
Charles Wall, Vice President
Susan Jansen, Director
Amber Jones, Director

Also present: Michael Famiglietti , Property Manager; Police Officer Reardon, Jon & Karen Daay, homeowners; Jim Pabich, homeowner.

The President convened the POND PLACE ASSOCIATION meeting at 7:05 pm.

ROLL CALL:

Quorum not met.

MINUTES OF PREVIOUS MEETING

No minutes were presented.

TREASURER'S REPORT

Because no board packet was sent out, members did not have report in hand for meeting. Mr. Famiglietti will work out a procedure to make sure the board gets these packets before next meeting, and by the Friday before each meeting.

However, Treasurer Barry informed us that our budget is tracking well, both for the Association and the Tax District.

Expenses are a bit over budget but corrections will be made. This is due to paying for the street lights on Nuthatch Way and September Way out of normal expenses but these items should be capitalized, and so will be adjusted.

Also, many receivables were recorded before their July 1st due date, skewing the numbers. Mr. Barry will request an adjustment from the accountant.

Also, the Land Lease Accounts Receivable amount is \$801,000.00. This is money that Pond Place will be receiving between now and 2028.

We have \$50,073.00 in Capital Reserve Account. All receipts for Land Lease will continue to go into this account and will continue to grow.

MANAGER'S REPORT

Property Manager Michael Famiglietti inquired as to the proper procedure for addressing Exterior Modification Forms. The President said that the ones that comply with the Building Guide are good to go, just sign off on them. He said any that do not comply should be passed by the DRC, who will investigate. Mr. Zacchio also said that he is available to go over the forms with Mr. Famiglietti.

DESIGN REVIEW COMMITTEE REPORT

Ongoing owner projects.

OLD BUSINESS

John Williams informed us that the website is getting good traffic. We had 1,300 "hits" in July.

NEW BUSINESS

Treasurer Barry informed us that there are about 190 outstanding Land Leases still being paid on. Many people have requested to know the "due date" of their annual payment (many of whom continue to make some monthly payments of \$50.00, thereby eliminating their qualification for the annual payment discount). The accountants are having a hard time with the system. For one thing, every time a home is sold, it triggers a new due date, therefore, a single home's account/lease, could have been started many times of the years. Mr. Barry has suggested that we make all accounts/"due dates" December 31st (this year and each year thereafter).

The Board agreed that would probably be very helpful.

Our attorney Jeff McChristian has written up a resolution for us to vote on, to do this date change. Mr. Barry will present it to the Board at the August meeting, when we have a quorum.

At this point, the accountant has sent out statements as of June 30, 2017. However, John Williams said that not only do these statements not necessarily agree with what the homeowner believes they owe, they also do not necessarily agree with the “annual due date” that they think they have. Also, it is not stated to whom the payment should be made out. It remains Pond Place Association. The Board agreed that we will send letters explaining everything to each homeowner, when the time comes.

Also, Mr. Barry also said the he plans on submitting a motion to the Board to transfer \$1,000.00 over to the Northington Meadow Account to cover a second treatment for the pond. Since we did not have a quorum, we could not vote on it this meeting. In August, Mr. Bob Gambino plans to visit the pond and make his recommendations.

OTHER

No “other”.

PUBLIC COMMENT

Homeowner Jon Daay asked about parking pond place, specifically, those that effect what appears to be common area but, as in his case, may in fact be Exclusive Use. He was told he only had one by former manager Richard Markham. He asked what the avenue to investigate would be. Mr. Daay said he had been to the town, and from the plans there, it seems that he’d had access across the front, with plenty of room for two cars. President Zacchio suggested that the best option was to obtain a survey. This would give a legal basis to move forward, because as far as he has investigated, it does appear that Mr. Daay does only have room for one space. Otherwise, he’d be blocking his neighbors egress and interfering with snow plowing. Mr. Daay agreed that there was a “right of way easement”. Since it is a concern, Mr. Zacchio and Mr. Famiglietti will investigate the area.

Homeowner Jim Pabich send a report both to Board Members John Williams and Amber Jones about the damage done by snow plows to his yard and trees. He presented pictures to the property manager. Mr. Famiglietti says that it is frustrating about the amount of time it takes to get a response from the Landscaper. Mr. Markham had had the photos, but also did not follow up. Mr. Famiglietti will send a certified letter the Landscaper to make sure he gets a response. Mr. Zacchio informed us that John, the owner, broke his neck and has been in recovery.

Much discussion continued about path safety, landscaping damage, plowing patterns and tree falling onto the paths: also, plantings on Common Area. The salient point was who is liable for damage and injury? It comes down to on who’s EUA does it fall or is it Common Area. Pond Place is responsible and liable for the paths, as they were approved by the town when the property was developed. Should a tree from a homeowners EUA, however, fall onto the path, then it is that homeowner’s liability.

Also, if a homeowner plants on Common Area land, then if damage is done by plowing, etc., then the association has no obligation to repair it. If plantings are done on a homeowner's EUA, then the offending perpetrator shall be responsible.

Mr. Zacchio and Mr. Famiglietti will walk the paths to investigate concerns, especially around the Big Y fence.

Office Reardon reminded us about the Red Card: which is an information card filled with the homeowners prescriptions, contacts and other helpful information for emergency personnel. He gave a large amount to Amber Jones, if anyone wants one. Also, the police had just recently been on two fire calls because of dryer vents.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:39 pm.

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 7:40 pm.

ROLL CALL:

Quorum not met.

MINUTES OF PREVIOUS MEETING

No minutes were presented.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Nothing more.

NEW BUSINESS

John Williams reports that the grass is getting quite high. Board member Carol Glider agreed and said that the area behind Iron Tree was also getting high, especially after being seeded. Mr. Zacchio said that the Landscaper's crew are somewhat inconsistent right now, due to John's injury. He will follow up.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:50pm. The next regular meeting will be Monday, August 28, 2017, 7:00 pm, in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By Kimberly Lazich