

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
JUNE 26, 2017  
AVON ROOM, TOWN HALL**

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POND PLACE ASSOCIATION, INC. BOARD OF GOVENORS

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

Absent: Christopher Rossetti, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
Carol Glider, Assistant Treasurer  
Kimberly J. Lazich, Secretary  
Susan Jansen, Director  
John Williams, Clerk  
Amber Jones, Director

Absent: Christopher Rossetti, Director

Also present: Richard Markham, Property Manager; Police Officer Reardon, Bev Drees, homeowner; Marcia Cox, homeowner; Steve Zieger, homeowner.

The President convened the POND PLACE ASSOCIATION meeting at 6:59 pm.

MINUTES OF PREVIOUS MEETING

**John Williams moved and Sue Jansen seconded that the minutes of April 24, 2017 be accepted as submitted. Motion carried.**

TREASURER'S REPORT

Treasurer Barry informed us that our budget is tracking well, both for the Association and the Tax District. We received \$7,500.00 toward the Land Leases and another lease was paid off.

Also, we have \$174,000.00 in Reserves and are budgeted to pay in another \$60,000.00 this coming year. Treasurer's report filed with minutes.

### MANAGER'S REPORT

Mr. Markham reported that our A/R has been reduced by half, not only the amount of money owed, but also the number of residents in arrears.

One account is in the hands of the FHA – the bank passed it along to a new holder. We are trying to find the contact for it. A second A/R is in the hands of a bank. The attorney has all others. The largest A/R may just be fines. Mr. Markham will follow up.

Also, ARI contact Shelly Sundie may have received payments in June which are not reflected in this report. In any event, all A/R accounts are being handled.

John Williams asked about a list of Land Lease payments. Does ARI have a ledger with every unit owner's payment history and amount owed? Mr. Markham replied that all the unit owners have different anniversary dates and that ARI is working to straighten out all accounts and will send statements at the end of the year. Mr. Barry will follow up with Ms. Sundie.

Manager has received many requests for the DRC for Modification so people are continuing to do their outside work.

There were also several new requests for re-sale packages.

Also, Mr. Markham was in receipt of a communication from the owner of 1 Pond Place. It was a complaint regarding the use of the gate area turn-around as a "staging" area for the landscapers/snow removal company. Due to this complaint, much debris was picked up and mulch was added to several areas to beautify. However, it has been discussed, and was again, that there really is no better area to house this equipment. Since the Landscaper is also the snow contractor, it is quite efficient to have some piece of equipment in the turn-around much of the time. They are using said equipment to help us, not simply to store it. Mr. Wall suggested they try to keep the area as clean and neat as possible. Mr. Markham said that said contractor responded well when asked before and will request it again. Ms. Jansen inquired as to the date that driveway stoning would be done. Answer: probably next week. Furthermore, they will "weed-kill" many of the driveways. Ms. Lazich inquired as to the use of the old "tot lot", or the area behind the tennis courts as said "staging area". It was said that the equipment, unfortunately, is just too heavy to put in either place (which are not paved), it would probably damage the lawns.

### DESIGN REVIEW COMMITTEE REPORT

Ongoing owner projects.

## OLD BUSINESS

John Williams informed us that the website is getting good traffic. We had 1,900 “hits” in May and 1,500 in June (up from 846 in January).

Amber Jones suggested potential owners visit the website for re-sale packages. Mr. Markham says that he has always informed people to go there first to look everything over but Charles Wall reminded us that not every one is “tech savvy”.

## NEW BUSINESS

Ms. Jones informed Mr. Markham about a neighbor’s tree damage from the Landscaper. He will inform the new management company to follow up.

Also, there was to be a hearing for 10 September Way. The homeowner has been cited twice for staining, etc. and no work has been done. Homeowner did not appear; therefore, Mr. Markham asked for a recommendation to institute fines. Mr. Barry moved that we impose fines at \$10.00 a day if the condition is not remedied after 30 days from August 1, 2017. Mr. Wall seconded. All in favor, motion carried.

## OTHER

The Association must elect officers each year. The whole slate was elected. Mr. Wall moved that we elect each officer for the same office for another year. Seconded and so moved.

## PUBLIC COMMENT

Homeowner Steve Zieger asked the Board if fishing was allowed in our pond by the public. Answer: yes. Mr. Wall suggested that we’re not stocking our pond but someone might catch a blue gill or sucker.

Homeowner Marcia Cox asked about pathway stoning. Mr. Markham replied that some would be done. She also asked about 4 Dove not being maintained. Mr. Markham will contact again.

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. The police had just recently been on two calls without the card and it would have been extremely helpful to the people involved had those cards been available. They had eight emergency medical calls just last month.

Also, some officers are still having trouble finding our homes. He will have some of his new recruits take a stack of these cards with them, as they search for our homes. He will also drop off several to Amber Jones. He suggests however, that the best bet is for homeowners to come to the Police station and pick one up.

Homeowner Bev Dries feels these cards are very important.

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

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The President convened the POND PLACE TAX DISTRICT at 7:45 pm.

MINUTES OF PREVIOUS MEETING

**It was moved by Charles Wall and seconded by John Williams that minutes of April 24th, 2017 be accepted as submitted. Motion carried.**

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Mr. Markham informed us that he is trying to "clean things up" as he will no longer be manager, as of June 30<sup>th</sup>, 2017.

As few of the items are as follows:

\*Guard rail staining is in the works, as well as fence repair and staining; including the Rt.44 gate, and the tennis court rails.

\*The invasive plants around the pond are being cut down.

\*The bridge railings will be stained.

Also, there is plenty of paperwork to go through to determine what to throw out and what to archive.

He needs to hand off insurance information, contractors contact information and archives of minutes of our meetings.

Mr. Markham expressed a deep appreciation for the privilege and highlight of his professional life to have worked with the Boards of Pond Place. In his 15 year run, he was surprised and very much enjoyed the culture of Pond Place, as we are a very financially stable, productive and respectful Board. He believes Pond Place is "in great shape" moving forward. The Board thanked Mr. Markham for his many years of service. A gift card was to arrive on time for the meeting, but did not. Ms. Lazich will mail it to him.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:00pm. The next regular meeting will be Monday, July 24, 2017, 7:00 pm, in the Avon Room.

Respectfully submitted,

John Williams, Clerk  
By Kimberly Lazich