

Minutes of Meeting
Pond place Association, Inc.
Pond Place Tax District
March 25, 2013
Avon Room, Avon Town Hall

Association Board of Governors
Present: D. Zacchio, c. Glider, c. Rossetti, R.Grossi;
Absent: J.Barry, C.Wall, K.Lazich

Tax District Board of Directors
Present: same as above, J.Williams, N.Bancroft
Absent: same as above

Also present: R.Markham, J.Beck, 7 Irontree Court and P. Ursaki, 5 Gray Pine Common

The President called the POND PLACE ASSOCIATION meeting to order at 7 P.M.

Minutes – motion was made , seconded and passed to accept the minutes of the February 25, 2013 meeting.

Treasurer – Carol Glider reported that a Commitment Letter had been received from Windsor Federal Savings to refinance the land lease loan at a full point reduction in interest rate, and with paying down \$100,000, an expected payoff figure that saves about \$100,000 in interest and in a shorter period of time. It was noted that any proceeds from on-going land lease receipts would be intended for capital improvements in the future.

Manager – the report is referenced at page 12 of the meeting package.

Design Review – the subcommittee working on the Building Guide revisions will be scheduled again.

Old Business, Occupancy Standards – a draft standard was provided and discussed. Chris Rossetti will seek legal counsel with a specialization in this area.

New Business, Draft Budget – the Manager reviewed the highlights of the draft budget as presented by the Finance Committee, which results in a proposed new annual fee of \$80, the increase primarily to bring the Association budget into line with actual operating costs. It was noted that the Board of Governors will need to vote at the April Board meeting and it is that body that decides on the budget.

Public Comment – it was reported that the snow removal contractor is not addressing the common driveway area between 6 and 7 Irontree Court.

Adjourn – the President adjourned the meeting at 8:30 P.M.

Respectfully submitted,
Kimberly Lazich, Secretary
By R.Markham

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The President convened the POND PLACE TAX DISTRICT at 8:31 P.M.

Minutes – approved.

Treasurer – see Association.

Manager – ongoing and improving collections reviewed.

Old Business – none.

New Business, Draft Budget - the Manager pointed out the highlights of the draft budget for 2013/2014 as provided from the Finance Committee. In order to keep up with the actual operating costs, with minor increases in several areas, the bottom line is an \$11,000 increase, or 4%, which averages about \$4 per household per month. The Manger proposes to combine several obsolete line item titles under Maintenance into one line named Routine Maintenance. The Board of Directors will need to vote at their April meeting on a budget to propose and recommend to the community at the Annual Meeting in May.

There being no other business to bring before the Tax District, the President adjourned the meeting at 8:35 P.M.

The next meetings will be Monday, April 22, 2013.

Respectfully submitted,
John Williams, Clerk
By R.Markham