

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
March 23, 2015
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Jon Beck, 7 Irontree Ct.;
Bev Drees, 3 Jay Ct.; S. Yearwood, 9 Jay Ct.; Gary Gianini, 5 Butternut Circle; Amber Jones, 5 Keystone Circle;
Jay Eustace, 1 Butternut Circle

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 Feb. 23, 2015 as submitted. Motion carried.

OFFICER REARDON REPORT: Bears are out and roaming. Many sightings, particularly on the west side of town.
Also, remember to call animal control officer for off-leash dogs in area.

TREASURER'S REPORT - J. Barry

The Finance Committee (D. Zacchio, J. Barry, C. Wall, J. Williams) approved Association and Tax District budgets for Board's consideration. The proposed Association budget will require an annual fee increase of \$15.00; the proposed Tax District budget will require a 3% increase or an average annual increase of about \$43.00 per household. The proposed Association budget provides for a \$1,000.00 contingency for unanticipated expenses; the proposed Tax District budget provides an additional \$30,000.00 to restore the annual reserve to its normal level of \$60,000.00. C. Rossetti asked a series of questions: Q. Do we have income from fines? A. Not really. Can't count on it. Q. What is the cost of Association audit? A. \$6,000.00 which includes the Land Lease. Q. What was cost prior to Land Lease? A. Around \$2,000.00, but now with the Land Lease we need a "Certified Audit." Q. How is Association contingency used? A. We have unanticipated costs such as architect's fees or legal issues. Without a contingency we would need special assessments. Q. Income from Land Lease is not shown. A. All cashflow income goes into bank account and cannot be accessed for working capital. As cash balance builds up, accelerated payments are made to outstanding loan. Q. Can't that be re-negotiated? A. It was difficult enough to get a Land Lease loan in the first place, as they are very unusual.

ASSOCIATION BUDGET

It was moved and seconded to accept the Association Budget as recommended by the Finance Committee. Motion carried; One abstention. The new Association fee will be \$105.00.

MANAGER'S REPORT - complete report filed with minutes

WEBSITE REPORT - J. Williams

There were 1600 "hits" in March; new visitor hits were 261. Website was praised as a great service that provides answers to many questions.

OLD BUSINESS

- ✓ Building Guide. **It was moved and seconded to accept the Building Guide as submitted in its final form by the Building Guide Committee. Motion carried**

NEW BUSINESS - none

PUBLIC COMMENT

- Q. I want to replace some windows, but recommended vendors in Building Guide are very expensive. There is no option for vinyl which costs far less and otherwise meets all requirements. What can be done?
- A. This will be discussed in Executive Session and you will be notified. In any case, request must be officially submitted to Design Review Committee and Board needs to see actual product.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:44 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:45 p.m.

MINUTES OF PREVIOUS MEETING

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

TREASURER'S REPORT – see Association

MANAGER'S REPORT – complete report filed with minutes

C. Rossetti: Q. What is procedure for turning collections over to attorney? A. Delinquents followed closely through February and turned over to attorney in March. Q. What is charge for demand letter? A. Not sure.

TAX DISTRICT BUDGET – C. Rossetti questioned:

- Q. Don't consultant's fees belong in Association budget? A. Will research in general ledger.
- Q. What is the combined cost of audits? A. \$13,000.00 which is the going rate. Blum Shapiro charged more.
- Q. How much more will vendor be paid to relocate vast amounts of snow? A. Maybe \$10,000.00 more.
- Q. When will it be necessary to repave roads? A. Roads good for several more years. Maybe when Land Lease is paid off enhanced cashflow could be used toward paving costs.

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.

OLD BUSINESS - none

NEW BUSINESS – none

It was moved and seconded to rescind motion to approve Association Budget and discuss further at April meeting. Motion carried.

It was moved and seconded to rescind motion to recommend Tax District Budget and discuss further at April meeting. Motion carried.

EXECUTIVE SESSION – 8:05 to 8:40 p.m.

It was moved and seconded that Amber Jones be notified that vinyl windows are not allowed, but that Building Guide Committee will work on clarifying guidelines. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:41 p.m. The next meeting will be Monday, April 27, 2015, 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl