

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
March 24, 2014
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Jason Reardon, APD; Cameron Lovelace & Charity Smith, 14 Gray Pine Common; Bev Drees, 3 Jay Court

The President convened POND PLACE ASSOCIATION at 7:01 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of February 24, 2014 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

- ✓ Check Register Report. C. Rossetti suggested, and R. Markham agreed, that it would be helpful to give explanation of individual check disbursements.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide. Draft is being reviewed for final edits.
- ✓ Budget Constraints. Careful controls must be implemented to avoid deficit spending. R. Markham will confer with auditors to determine whether costs related to new fence can be taken from Reserves.

OLD BUSINESS

- ✓ Eagle Scout Project. Boy Scouts needed to start a project right away and found one that was more immediately available than at Pond Place. The possibility for future collaboration remains.
- ✓ Website. J. Williams reported that 927 Unique Visitors and 337 New Visitors visited site in February. Also, the website now has a link to the Agenda in addition to Minutes.

NEW BUSINESS – none

PUBLIC COMMENT

- Q: C. Lovelace expressed concern about proliferation of dog feces throughout complex. Doesn't the Board have rules governing this situation? What about signs? Fines? He has an office at home and is able to witness people committing this violation.
- A: The Board definitely does have a policy about dog owners picking up their pet's feces. All violators should be reported to the property manager. They will be given a "Notice & Opportunity To Be Heard" and subject to fines. C. Lovelace was encouraged to photograph, record and report violators. R. Markham will look into cost of signs and a "bag dispensing station." The website will ask for help and encourage people to report violators to property manager who will assure anonymity.

- Q: C. Lovelace expressed concern and anger over incompetent operation of snowplow that caused a huge amount of stones from his driveway to be deposited onto his landscaped areas, ruining some shrubs and other plantings. Why can't existing stone driveways be paved throughout Pond Place? Why can't individual owners, if they so choose, pave their own driveways? Wouldn't this save money in the long run over constantly re-grading and re-stoning driveways?
- A: D. Zacchio explained that when Pond Place was first built, the developers, in order to save money, did not submit plans that called for paved driveways and drainage systems to accommodate runoff. Instead, they proposed stone driveways. This is the plan the Town approved. It would be prohibitively expensive to re-engineer drainage systems. A few owners, unfortunately, did pave their driveways and they have been "grandfathered." However, individuals cannot be allowed to pave their driveways at will. The accumulated runoff would cause unintended flooding of streets, homes, garages and other areas. Regarding the snowplow damage, the snow removal contractor is responsible for any destruction caused throughout the complex. D. Zacchio and R. Markham will investigate the Lovelace property and have assured him that his property will be cleaned up and landscaping restored.
- Q: C. Lovelace expressed concern about the Pond Place Newsletter causing litter. He is also concerned about the condition of the landscaped "circle" in his area. It is full of dead trees and various fungus growths. It needs to be cleaned out and re-planted.
- A: R. Markham will follow up.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:54 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:55 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of February 24, 2014 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Delinquencies. Nothing out of the ordinary. Several are in foreclosure; others with attorney.
- ✓ Pathway Lighting Upgrade. Looking into improvements to lighting on Big Y pathway.
- ✓ Spring Cleanup. Depends on weather, but probably will commence mid-April/early May.

NEW BUSINESS – none

OLD BUSINESS

- ✓ Sinkhole at 5 Morningside. D. Zacchio and R. Markham will investigate.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:12 p.m. The next meeting will be Monday, April 28, 2014, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl