

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
BOARD MEETING
JANUARY 28, 2019
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Charles Wall, Vice President
Susan Jansen, Treasurer
Christopher Rossetti, Governor
Mitch Uzwack, Governor
Kimberly J. Lazich, Secretary

Absent: Domenic A. Zacchio, President; Kamil Kieterling; John Williams, Governor
Joseph Barry, Assistant Treasurer

Also present: Michael Famiglietti, Property Manager; Officer Jason Readon, Avon Police

Charles Wall convened the POND PLACE ASSOCIATION meeting at 7:01 pm.

MINUTES OF PREVIOUS MEETING

November Board Minutes will be read during the February Board Meeting.

OPEN FLOOR

Officer Readon – Report

- There were about 20 calls come in from medical to alarms. Nothing of great concern. Perhaps you might want to send out a notice that is you have a security alarm, you might want to have a key holder on hand. The alarm company keeps a list, they call the resident first and then a key holder next.
- A solicitor was reported on property. Unfortunately, Jehovah witnesses are not considered solicitors. We have no problem speaking with them.
- There's a woman who walks her dog on property who does not live here. Her dog attacked another dog. She's been asked to not do it but continues to. Anything we can do? This is private property. When you see her, call the routine line.
- There is a bear and cub living under someone's porch but they are ok with it.
- With tax season coming up, please file as early as possible to avoid scams. You can also request a unique pin and unless that pin is on your taxes they will not file them.

TREASURER'S REPORT

None

FINANCIAL REPORT

- There is \$5,200.00 in the checking account. There's a total of \$69,800.00 in assets for the month of December. We did not collect any Association dues. We did send out notification to the owners regarding past due Association fees. We will go over these when we have January's financials.
- We had to turn over quite a few unit owners to the Attorney. Roughly 6 homeowners and 1 in foreclosure. Foreclosure is still pending.
- On the balance sheet there are fines being carried. Association Attorney King & King has finalized the recording for us and has some letters for us. Fines will be taken from owners account and levied into receivables. In the future it will reflect fines levied. Unit 11 Owl court had submitted several Proposals to Modify that have been denied. We have spoken and emailed back and forth. Section 20 of the Building Guidelines has been sent to him. He does understand he has daily fines. He has requested the fines stop. He was asked that he bring the garbage can inside the garage in the meantime to avoid fines. This is still ongoing.
- The negative balance of \$963.91 is due to no Association dues collected for the month. We had the Management fee and the Legal fee come out.
- On the tax district page, we have \$29,440.00 in the checking account, \$188,455.00, total assets \$935,081.00. We will see changes with what was carried over from previous management company. We did transfer money from the LPL for the light pole project and continuation of mailbox project. Light poles are up and mailboxes are in.
- Income Expense Report – the tax assessment shows no funds coming in for the month of December. \$570.00 in collection fees and \$214.00 in interest income.
- Break Down of the Expenses for December – We have one outstanding payment for JH Services for \$8,000.00. We had a substantial increase in Fall Clean Up bill, it was over \$24,000.00.
- Tax District Collections – Residents were sent to Attorney for not making any payments. Every time we send someone to the Attorney there is a \$95.00 fee collected by CMPM and then recovered by the community and Association is reimbursed.
- Land Leases – Some are making payments when selling their homes and some not making payments at all. We spoke with the Association's Attorney. When there's no payment made there's nothing towards their interest or principal. There's no consequence if they don't pay. There's roughly 8 years left on the land leases. They could make a payment of \$50 per month or \$519.11. There is no incentive to pay it. It's in our purchasing documents. Documents need to be reviewed. We could foreclose on the lease if no payments are made. Calling it a land lease was a mistake. It's a mortgage on the land. When it's totally paid off, you then own 1/210th of the entire lot. You never own your entire lot of land. To

force this, Attorney says we can fine them. When owners call in regarding the fine, they are told if you pay what you are behind on 2017, 2018 or both then once we receive payment, we can take the fine up with the Board. We will try to find a way to send out a reminder. The fine is percent of total amount of principal. The Association did not vote on imposing fines. Dom approved the fines to get this going. Clarification, we are fining on the total amount due not the yearly amount. This was arranged by the Attorney.

- Unit 10 Keystone Circle I paid in December of 2017 for year 2018 and I still received a letter that I did not pay for 2018. I had to call 3 times to get the 1099 and last time I called I was told I wouldn't get anything because I didn't pay anything. Correct I didn't pay anything in 2018 because I pre-paid in December of 2017. And I just paid my 2019 in January of 2019. I need to have a copy of my 2018 1099. *Mike will look into this.*
- No action can be taken tonight. Anyone who has an outstanding balance needs to make it good. We can address fines later.
- Concerned that this is being addressed as a lease that all ends on the same date. Also, when told that you will discuss it with the Board what to do with the fines that have already been levied against people who already made payments. Can you really fine? This was not passed in front of the Board. Why are we debating? There should be a halt to fining and instead send a letter.
- The people who paid in advance can reach out to Mike. *Mike will make corrections on individual accounts as needed.* Another reminder will go out in June and maybe again in November.
- This will be discussed with a full Board.

MANAGER'S REPORT

- Mailbox Project: Almost complete. Waiting for remainder of mailboxes to come in but all the stations are in. Some work may be done in the Spring to replace the caps. No additional charges for any of this.
- Light Poles: The light poles that got put in do not have any other light fixtures or poles. Suggestion to have a few in reserve. Mike can price out two more painted and fully completed. The fixtures are easy to replace. Where would we store them? CMPM could store them.
- Storage Shed: by tennis court. I have prices some out. I will bring everything to the February board meeting to review.
- Fencing: behind Arrowhead. We are going to clean up debris. The fencing has gone back up. If I see any fencing down, I will address it.
- Fall Clean Up: Was completed.

DESIGN REVIEW COMMITTEE REPORT

None

NEW BUSINESS

None

OLD BUSINESS

Snow removal is going good so far.

OTHER

None

PUBLIC COMMENT

None

Charles Wall moved to adjourn the meeting. It was 2nd by Mitch Uzwick. All in favor.
Motion carried.

There being no further business to come before POND PLACE ASSOCIATION meeting,
the President adjourned the meeting at 8:15 pm.

Respectfully submitted,
Mike Famiglietti, CMPM
