

PARSONS POND CONDO ASSOCIATION BOARD OF TRUSTEES

MINUTES OF MEETING

JULY 29, 2025

6 PM

NORTH DEERING CONGREGATIONAL CHURCH

BOARD MEMBERS PRESENT: PRESTON ROBISON (CHAIR), BECKY BURNS (TREASURER), PAUL SHUPE (SECRETARY), BRUCE ROBERTS, TOM PRICE, TERRI COLON (PROPERTY MANAGER)

1. Welcome & Declaration of a Quorum: Preston called the meeting to order, and Terri declared that a quorum of residents were represented.
2. President's Report: Preston offered a brief report, introducing the new Board members. Due to poor performance, we will be replacing Nelson as our property management team with Willie C. and Sons beginning September 1, 2025. We will contract with them for fall and winter, and will then evaluate whether to enter into a new contract with them for summer 2026 and beyond. The Board responded to residents' questions. The Parsons Pond Portal has been updated with new Board member information, thanks to MaryAnn Shupe
3. Property Manager Report: Terri reported that the ten anticipated roof projects for the summer are nearly complete, with some sky light work remaining. Siding project was reevaluated today, with work still to be done. Units to be affected will be contacted. Wiring at the pond for the new aerator has been arranged. Work left undone by Nelson, including trimming and sign replacement will be deducted from the payment for August services. The Board responded to residents' questions.
4. Treasurer's Report: Becky reported on all funds currently held, including the Operating Account, the Reserve Checking and Reserves. Becky reported on the current spending relative to our budget. Snow removal and the Pond Maintenance lines are over what was budgeted. In total, our spending for the year may well exceed budget, but has not yet. The Board responded to residents' questions.
5. Consent Agenda - The following proposals from residents were approved by unanimous consent of the Board, following proper submissions of requests.
6.
 - 17 Wakely Ct / Raised Planter
 - 6 Braddish Ct / Remove Euonymus Plant
 - 111 Parsons Pond Dr / Replace Storm Door
 - 2 Settler's Ct / Replace second floor ½ window & 2 square windows
6. Committee Reports - The chairs of the committees of the Board offered oral reports to the meeting.
 - A. Pool Committee: Becky Burns reported that the new furnishings and umbrellas are all installed and in place. An email newsletter has been distributed to all residents.
 - B. Building & Grounds: Bruce Roberts invited questions from residents. Bartlett Tree has more work to do, and will complete it this fall.
 - C. Community & Communications Committee: MaryAnn Shupe reported that there are two new sets of owners. Pop up happy hour on Settlers Ct was well attended. The

summer pond party was successful, and plans are underway for a fall Pond Party. An updated list of residents is always available on the Parsons Pond website.

- D. Policy Committee: Carol Barber and Tom Price will meet in August to work on possible updates to the Policy Manual for Residents.
 - E. Recreation Committee: Bridget Drown read a report prepared by Faith Johnson, including organize pickle ball, shuffle board and corn hole activities. Bridget responded to residents' questions. Tom Price is coordinating repair of cracks in the tennis/pickle ball courts.
- 7. Legal Update: Bruce Roberts reported on on-going legal actions involving the Association.
 - 8. Comments & Questions
 - 9. The meeting was adjourned by unanimous consent.

Respectfully Submitted,

Paul Shupe
Secretary