

**PARSONS POND CONDOMINIUM ASSOCIATION
ANNUAL BUDGET MEETING
MINUTES**

December 16, 2025

North Deering Congregational Church

Board Members Present – Preston Robison (President), Becky Burns (Treasurer), Paul Shupe (Secretary), Tom Price, Bruce Roberts (via telephone), Terri Colon (Property Manager)

Approximately 25 Unit Owners were also in attendance.

- 1. Call to Order and Declaration of a Quorum** – Preston called the meeting to order and a quorum necessary to conduct business was declared to be present. New residents were introduced.
- 2. New Business**
 - a. Approval of Minutes of December 16, 2024 Budget Meeting.** Preston MOVED and Tom SECONDED that the minutes be approved as printed. MOTION APPROVED unanimously.
 - b. Ratification of Proposed Budget for 2026.** Copies of the proposed 2026 budget were distributed by mail to all unit owners in advance of the meeting. Discussion and questions were entertained. It is unlikely that pending legal matters will be resolved in 2026, and the budget has been prepared accordingly. Cracks in the pavement will be addressed this year. Becky MOVED and Paul SECONDED that the Proposed 2026 Budget be approved without changes. MOTION APPROVED unanimously.
 - c. Proposed Amendments to the Founding Declaration** – Copies of the proposed amendment were distributed by mail to all unit owners in advance of the meeting. Discussion and questions were entertained. It was clarified that after the proposed change, unit owners will be responsible for damage done to interiors from external damage. Becky MOVED and Paul SECONDED that the proposed amendments be ratified. The votes of two-thirds of unit owners (40) were necessary for ratification. Including unit owners present and proxies provided in writing in advance of the meeting, the MOTION WAS APPROVED unanimously, with 41 ballots and proxies counted in favor, with none opposed.
- 3. Other Business** – The Board heard and responded to comments and questions from the assembled unit owners. Becky called attention to the written Treasurer's Report that had been distributed. The question was raised about more frequent assessments, and whether more should be placed in our reserves. The approved assessment will be due by June 30, 2026.
- 4. Adjournment** – Becky MOVED and Paul SECONDED that the meeting be adjourned. MOTION APPROVED unanimously.

Respectfully Submitted,

Paul Shupe
Secretary