

PARSONS POND CONDO ASSOCIATION
BOARD MEETING
October 16, 2023
6:00 p.m.

Attendees: Rich Abramson (President), John Romei (Vice President), Susan Isenman (Treasurer) Harriet Schultz (substitute secretary), Terri Colon (Property Mgr), Sean McCarthy, Bruce Roberts, Preston Robison.

Owners present: MaryAnn and Paul Shupe, Thrity and Sharod Saraf, Carole Barber, Rochelle Roberts, Ed Schultz, Patty Byers, Kim Gordon and Dick Sewell, Dan Warthman, Rob Milliken, Becky Burns, Paula Curran, Elizabeth Polansky, Faith Johnson.

Rich called the meeting to order at 6:00 p.m.

A motion to approve September's minutes was made and passed unanimously.

Susan Isenman presented the **treasurer's report**, included below in its entirety.

As of this morning, we had a combined balance of \$156,505.27 in our reserve accounts, which includes our October monthly contribution of \$5,720.25. We have a pending invoice from CR Services in the amount of \$10,325 for work completed in August of 2023, which will be forwarded for payment upon further review and approval from the Buildings and Grounds Committee. This is part of the additional \$45,000 that CR Services estimated for remaining work in 2023. We greatly appreciate timely payment of the assessment for the pool project. This will allow us to pay the vendors and make necessary deposits for the work that will be done in the spring.

As reported at our September 21, 2023 Board meeting regarding the pool renovation project, based on our financial reports through August 31, 2023 it is challenging to predict our year end operating budget status due to some ongoing expenses for legal and building maintenance. We have exceeded our annual budget for both of these lines. In addition to those expenses, we will be over budget for the year for snow removal, cable and trash disposal. We did build some contingencies into the budget and we had budgeted for milfoil removal which we did not pursue so that will help offset some of lines for which we are over budget.

The Finance Committee met via Zoom on October 8, 2023. Paula Curran, Susan Trusiani and I were in attendance. Rebecca Koerner and Anna Allen were unable to attend. Our primary agenda topics of discussion were the status of the 2023 operating budget, planning for the 2024 operating budget and brainstorming ideas for financial planning for larger needed association expenses. We will hold another meeting soon and at that meeting I will have a rough estimate of our 2023 operating budget year-end status and we will discuss line items for our draft 2024 operating

budget. I will work with the committee chairs and Terri to obtain estimates of ongoing costs for 2024 for our consideration and with Terri on the final budget draft.

At the Finance Committee meeting, discussion occurred regarding our potentially lower reserve account balances, and it was related that many owners have expressed concern about not having definitive cost information regarding upcoming larger expenses for roofs and needed building work to help inform their survey responses.

Some owner suggestions were raised as potential viable options. Discussion occurred regarding ensuring that we research and have all of the information regarding our property, land and options prior to further discussion with the city and that there may be value in obtaining an appraisal.

Discussion also occurred regarding the need to define the role of the Finance Committee and that if the role of the committee is to make financial recommendations to the Board based on key financial information, it is necessary for the committee to receive that information to provide meaningful recommendations. It was suggested that if potential larger financial expenses are to be discussed at a Board workshop, it would be valuable to invite the Finance Committee.

President's report:

- ◆ Owners are encouraged to make the first payment assessed for the pool project (\$1065) as soon as possible. Payment can be broken into three monthly installments. The second portion (\$829) will be due in April or May, 2024.

- ◆ Rich noted that CR Services will not be paid for siding work until satisfactory completion of the entire project.

- ◆ Rich advised that Foreside charges a minimum of \$150 per service call. Knowing this, perhaps small jobs, such as changing a bulb or battery, should not be referred to them. He intends to form a volunteer group to assist owners with this type of minor repair.

- ◆ Emergency contact information will be requested and added to Foreside's database.

- ◆ A work group of volunteers will be assembled in the spring for clean up and planting flowers.

- ◆ An October 30 settlement conference may resolve the \$30,000+ owed to the association by 57 Parsons Pond Drive.

Becky Burns reported that in response to owners' concerns, the **pool committee** researched alternatives to the proposed filter, pump and heater, pavers and fencing that are part of the pool area's maintenance. No better choices were found and the

committee won't change the recommendations that were approved at the September board meeting.

Terri said that 30% of owners responded to a **survey** inviting suggestions about how to pay for anticipated maintenance costs of Parson's Pond's aging buildings. Results will be distributed to owners once they are compiled by Foreside. If you haven't completed the survey, please do so now and return it to a board member.

Owners are concerned that they will be required to replace all original skylights in order for the roofer's warranty to be valid. Further discussion is required.

John said that the **policy committee** will work on a plan for operation of the pickleball/tennis courts. The pond appeared to be free of the milfoil problem that impacted the pump's operation last year.

Sean reported that the **grounds** committee will meet with Webster to discuss concerns about their performance this year.

MaryAnn reported that the **communications** committee welcomed four new residents. Due to increased color copy costs, the newsletter will be emailed in color and distributed in black and white. There are tentative plans for a second winter potluck.

Rich noted that the tennis and pickleball courts are ready for use as are a shuffleboard grid and cornhole game. Rich has pickleball paddles that can be loaned to residents. He strongly recommended that acorns be swept (there is a broom) off the court before play to prevent injuries.

The meeting was adjourned at 7:25 and the board went into executive session.