

**Parsons Pond Condominium Association  
Board of Trustees  
Minutes of Meeting  
February 25, 2026, 6:00 pm  
North Deering Congregational Church**

**Members Present** (all in person) – Preston Robison (President), Becky Burns (Treasurer), Paul Shupe (Secretary), Tom Price, Bruce Roberts, Terri Colon (Property Manager).

The meeting was also attended by various unit owners, some via Zoom.

**Welcome and Declaration of a Quorum** – Preston called the meeting to order and a quorum was declared. Words of welcome were offered.

**Update on Motion for Summary Judgment, 57 Parsons Pond Drive** – Our legal counsel, William Kennedy of Drummond and Drummond was present, and offered an update on the status of the Summary Judgment recently obtained in this matter. He responded to questions from unit owners. Due to the appeals process it is estimated that these legal matters may take 9-18 months to be fully resolved.

**Property Manager's Report** –

Terri Colon reported on the following topics:

- There have been reports of ice dams on some units, and heat tape would help to prevent more of these in the future. Unit owners are urged to use caution in raking roofs, and should be done only from the ground. No unit owner should get out on the roof. The Board will discuss whether to recommend heat tape for some units.
- There is now a national salt shortage, which may affect us moving forward.

**Treasurer's Report** –

Becky Burns discussed the following topics:

- Our current reserves stand at just over \$122,000.
- One owner is delinquent in making monthly payments, and is working with Terri on a plan to pay what has accrued.
- We have increased deductible in our Master Policy, resulting in \$6,000 in savings for this year's budget.
- Willie C. and Sons – Our snow removal contract with them covers 15 plowing and 15 salt applications. So far there have been 10 plowings, but 28 salt applications. To date we have overspent the budget by \$6,500, which is still under the \$8,000 contingency for plowing that was built into the budget. Adjustments have been made with Willie C. concerning the spring, summer and fall clean-ups, resulting in reduction of \$8,000 originally budgeted.
- Finance Committee undergoing some changes in personnel.

**Policies and Procedures Document Update –**

Tom Price reported on recommended updates to the Policies and Procedures Document that he and Carole Barber have been working on. A draft will be provided soon to the Board for review, and will be provided to the membership when the Board has completed review, hopefully by the May meeting.

**Other Business –** MaryAnn Shupe reported on the Spring Pond Party to welcome new unit owners, it will be March 24, at the home of Reid and Patty Byers.

**Adjournment –**

Tom MOVED and Bruce SECONDED a motion to adjourn. APPROVED unanimously

Respectfully Submitted,

Paul Shupe  
Secretary