

**Parsons Pond Condominium Association
Board of Trustees
Minutes of Meeting
October 15, 2025
North Deering Congregational Church.**

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

Welcome and Declaration of Quorum – Preston welcomed the Board and gathered residents, and a quorum was declared to be present.

Information Session Regarding Proposed Declaration Amendment/Insurance – Charlie Katz Levy of the law firm Jensen Baird and Sue Joyce of HUB International made a presentation concerning proposed amendments to the Declaration. Insurance for Condo Associations are becoming more expensive, with fewer providers. These changes are being proactively recommended by the Board in order to ensure that Parsons Pond is able to maintain a master insurance policy at competitive rates. He recommends that the Master Policy should cover 80% of replacement value, rather than the current 100%. Deductibles on the Master Policy should be raised, with unit owners responsible for meeting the deductible, either through HO6 coverage, or out of pocket. Unit owners will not be required to provide HO6 coverage for Betterments and Improvements made by unit owners but will be strongly encouraged to obtain such coverage. Unit owners are encouraged to have individual HO6 coverage as well. These changes may result in lower premiums paid by the HOA, and will increase the likelihood of being able to maintain coverage.

Questions from the floor were addressed and answered.

Property Manager's Report – Terri

- The siding repairs contracted for the season have been completed, with the exception of the painting to be done next spring, to be prioritized at that time.
- The Budget meeting will be the third Wednesday in December, the 17th.

Treasurer's Report – Becky Burns

- All numbers reported were as of August 31, 2025
- There is \$16K in our operating account
- We have \$99K in reserve, less the siding project payment
- Projected \$120K reserves for year end
- \$6K over budget for snow removal
- \$5.5K over for pond aerator project
- Overall, we have not exceeded overall budget.
- All HOA fees and assessment are paid up to date with the exception of one.

Committee Reports – reports were heard from the following committees of the Board:

- **Swimming Pool** – Becky Burns
 - The pool has been closed and the furniture stored for the winter.
 - A crack in the steps of the pool has developed, and the Board unanimously approved fixing \$1,800 permanent repair.
- **Building and Grounds** – Bruce Roberts
 - Pond pumps have been removed for the season.
 - New landscapers will begin fall clean up October 20. Feedback on Willie C. and Sons has been positive. Willie C and Sons has been contracted for winter snow removal. A decision will be made in January about contracting them with landscape care for 2026.
- **Community and Communications** – Carole Barber reported that new owners have been contacted and provided with information packets. The Committee continues to reach out to new owners.
- **Policy** – Carole Barber and Tom Price – Work continues on the update of the handbook, and will be presented to the Board upon completion
- **Recreation** – Carole Barber reported that the committee will learn how to take down and put up the nets on the tennis courts.

Legal Update – Bruce Roberts offered updates on pending legal matters.

- 57 Parsons Pond unit - Court has been asked for a Summary Judgement to be made. We are awaiting Court decision.

President's Report – Preston

- Thanks to Tom and Bruce for repair work, and painting done on the fence.

Adjournment – Bruce MOVED and Becky SECONDED that the meeting be adjourned.
APPROVED unanimously.

Respectfully Submitted,

Paul Shupe
Secretary