

The meeting was called to order at 4:10PM. Officers/Directors in attendance were Vice President Rose Crepeau, Treasurer Jeff Katz and Secretary Mariano Santangelo. Homeowners present from: 9 Wright Rd, 12 Wright Rd, 18 Wright Rd, 20 Wright Rd, 38 Wright Rd, 6 Donovan Dr and 21 Donovan Dr.

**Treasurer's Report** (J. Katz) – A thorough Treasurer's report was provided including 2019 Budget and Current Financial Status.

### **Leans**

The current liens are: on Wright Rd (5, 9, 26, 27, 28, 29, 34, 36), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)

### **Small Claims**

All cases have had judgements. 2 cases won this year. Currently working on periodic payments with several homeowners.

### **Current Issues**

1. Update of ByLaws and Declaration. See Below..
2. Need board permission for outside projects (take down trees, paint house a different color, put up a fence). Repair property.
3. Automatic deposit and credit card payment for condo fees with Citizens. Homeowner suggested to put up a big notice in the website about this.
4. Dogs and cats
5. Real estate action - 9 houses have been sold this year (14%). 1 still on the market.
6. Snow plowing
7. Parking on streets, New signs have been posted. Someone suggest calling police to enforce distances during bus hours.
8. Septic
9. Waste Service is now on Thursdays.
10. Elections - 3 Terms up this year: Jeff, Rose, Gary
11. Continue to win small claim court cases.
12. We are currently at 14% delinquency rate on condo fees which is not good for loans and refi's
13. Web site has been updated and improved. Most information requested by realtors can be found in it.
14. Accomplishments - repaired one of the largest fields, 6th annual garage sale and bbq. Repaired sinkhole by the culvert.
15. Discussed the possibility of increasing the condo fees by \$5 or \$10 for next year.

### **New business**

1. Repaving of all roads for next year. We need to call the paving company and get in their list, there was no openings this year.

### **Vote on Amendment to By-laws**

At 5:00PM, we started the discussion of the amendment of the by-laws. 30 members have submitted their vote (paper) and 5 were being represented by proxy (Rose Crepeau). Total number of homes represented: 35

A spreadsheet was constructed with the votes of each homeowner. All the questions were read, discussed and the votes were informed.

Here is a detailed list of questions and votes.

Question 1 - Regarding dog ownership: 27 Yes/ 8 No

Question 2 - Regarding Violations and Penalties: 31 Yes/ 4 No

Question 3a - Regarding Pools/ Pool Gates & Fences: 30 Yes/ 5 No

Question 3b - Regarding Trampolines: 29 Yes/ 6 No

Question 3c- Regarding Parking Violations: 30 Yes/ 5 No

The meeting was adjourned at 5:42PM.

Next meeting is scheduled for Nov 4, 2018 at 6:00PM. Respectfully submitted by M.Santangelo, Secretary.