

The meeting was called to order at 7:35PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Directors Bob Mullaney and Gary Torrisi.

**Treasurer's Report** (J. Katz) – A thorough Treasurer's report was provided.

### **Leans**

1. The current liens are: on Wright Rd (5, 9, 26, 27, 28, 34, 36), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 17 Wright Road
3. New liens filed: None

### **Small Claims**

1. New files: Filed new claim against Finlayson (31 July 2018)
2. In progress: Kiver has now a direct withdrawal for \$165. We credit interest for 2017 provided no payments are missed. Filed against Finlayson (31 July 2018)
3. Findings: None

**Top 9 offenders:** owe an approximate amount of \$8,600.00.

### **Reminder letters and current action**

1. Finlayson: Finally got a note saying they have financial problems and they are trying to catch up. We have a lien and have filed for Small Claims.
2. Letter sent to Hardy about cars and dog on May 9. We have received no response.

15 individuals out of 65 did not make a payment this month!

The Treasurer's report was approved as submitted.

### **Real Estate Actions**

- |   |                     |
|---|---------------------|
| 1. Listings: 5 Judith (9 June) - 3 Wright Road (pending sale) | Sold: 7 Judith Lane |
| 2. Refinance: 17 Wright Rd, 13 Wright Road                    | Foreclosures: None  |

### **Old Business**

1. ByLaws and Declaration discuss - following up on the vote on the By-Law and Declaration Changes. Per the last meeting in October where we failed to have a quorum and in follow up conversations, I have edited the proposed rules. The only change is the weight restriction for dogs, which has been removed. Instead we focused on the more dangerous breeds and those that will increase the rate of insurance. Jeff has a list from the insurer on dogs that increase insurance rates. We have distributed ballot forms and proxies. We will vote at our Annual Meeting on Sep 29. This proxy form will allow other unit owners that are unable to make it to cast a vote. There is no limitation of how many proxies a person can have. So for example, Jeff and Gerry could have 20 unit owners designate them as proxy. However, if you are a designated proxy, you must vote the way the unit owner want. If we wish to change the rules, the proxy forms are the only viable way to get a quorum. We need 33 votes at a minimum from unit owners to pass the proposed rules.
2. Order stop sign for Donovan and Wright Rd & Rachel Ct. Have signs and hardware, need to put them up.
3. Repair of manholes in Donovan Drive. We have a contact that recommended TATE. Pushed to 2019.
4. Septic field repair to field behind 12, 14, 16 Wright. Work is almost complete. Need to file an extension with the state due to the weather delays.
5. Date for Yard and BBQ set for August 4. (cancelled due to rain - moving to September 29)
6. North Point repaired the sinkholes by the culvert. Complete.
7. We need to remind some of the homeowners about maintenance, curb appeal and overall cleanliness of their yards. Jeff will walk around with someone else to come up with the list of homes.
8. Filed letter with town of Derry about the damage in the lawn and road caused by the paving machine their contractor parked there. Town has completed the repairs. Closed.
9. 1 Donovan asked that dead trees to be taken down on Common Land. There are 3 trees that are on common land and one is on limited common land. The one on limited common land need to be paid by 1/3 Donovan. The association will take down the other 2.

10. 3 Wright Road has asked to repair the front porch. Two of the support posts have rotted. They would also like to have tree limbs cut back as they are encroaching on the roof. Closed.
11. Annual meeting is set for September 29 - Rose has gotten all proxy and by-law changes out to the membership.

**New business**

1. New budget - Approval for Annual Meeting. Changes were reviewed and approved.

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