

The meeting was called to order at 7:28PM. Officers/Directors in attendance were Vice President Rose Crepeau, Treasurer Jeff Katz, 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: Wright Rd (5, 26, 27, 28, 34, 36) Donovan Dr (2, 14, 17)
2. Vacated leans: 29 Wright Rd, 9 Wright Road and 16 Donovan Drive
3. New liens filed: None

Small Claims

1. New files: none
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). Paid \$430 in January as required. Signed the super lien paperwork on May 3. House should close June 7 and we should receive fees for \$3,348.33
3. Glidden: court hearing scheduled for June 14.
4. Findings: None

Top 5 offenders: owe an approximate amount of \$7,754.00.

Reminder letters and current action: none

10 individuals out of 65 did not make a payment this month.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 4, 9 and 29 Wright Rd Sold: None Refinance: None Foreclosures: None

Old Business

1. Sign for Donovan and Wright Rd & Rachel Ct on order. Waiting to be delivered.
2. Repair of manholes in Donovan Drive. Called R&D Paving in Franklin NH recommended by Northpoint.
3. 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.
4. 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 owner. The association will take down the other 2.
5. Complains about Kyle's dogs. Letter sent on January 11. No response to date.
6. Still 1 street light out. On Wright Road pole L1.
7. We will be converting from Quicken to Quickbooks after tax season. Starting on June 1.
8. Complaint about Williams dogs - Lawyer sent a letter. No response.
9. Source selection of Mowing Contract - Picked Trophy Lawn.
10. Put out String/ Summer newsletter.

New business

1. Called Northpoint about the salt damage to the shrubs at both entrances to the association.
2. Request by Susan Kiver to have boat in her driveway.
3. Noise complaint on 22 Wright Road - Sent letter to them about 10pm quiet hours. Include reminder in newsletter and website.
4. Continued issue with insurance binders. Rose will call to get a responsible contact.
5. Called the beaver trapper. He caught one already and left the traps for a possible second one clogging the culvert.
6. Discussed applying fees to multiples requests.
7. Cookout - Garage sale set for Jul 20

Next meeting is scheduled for Sunday June 30 2019 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.