

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, 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.
3. Glidden: court hearing scheduled for June 14 was a no show due to Reserve Duty. Lawyer to set up a new date.
4. Findings: None

Top 5 offenders: owe an approximate amount of \$8,870.00.

Reminder letters and current action: None.

11 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 Donovan Dr. (under agreement) Sold: None Refinance: None Foreclosures: None

Old Business

- A. Sign for Donovan and Wright Rd & Rachel Ct on order. Waiting to be delivered.
- B. Repair of manholes in Donovan Drive in the Spring of 2019. Waiting for estimate from EJ Paving.
- C. 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.
- D. 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. CLOSED.
- E. We are still converting from Quicken to Quickbooks after tax season. We keep doing both for another month to check accuracy. Last month was better but we still have issues.
- F. Still 3 street lights out. On Wright Road pole L4 and Pole on Adams Pond and Wright. Eversource service call filed.
- G. In the process of converting our auto pay from World Pay to Authorize.Net. Will reduce our fees by 75%
- H. Need Kent Septic to update their field servicing schedule.
- I. Final report on BBQ and Yard sale. Only 1 household had a yard sale. 5 residents showed up to the BBQ. It was a very hot day. Proposed to move it next year to September, same day as Annual meeting.
- J. Called Northpoint about sinkhole in the left side of the Wright Road culvert. They will be informed that animal is not the cause.
- K. Annual Meeting set up for Sunday September 29 at 4:30pm in 1 Rachel Ct. Need to consider increase to pay for road work.
- L. Board needs to approve budget and agenda for annual meeting.

New business

- A. Need to approve St Jean request of new windows and to trim back brush and tree encroaching on her house. Rose will take a look at the tree.
- B. Need to address Ortiz concern about speeding on Wright Road. - Lawyer will send a letter explaining what has been done and how she can help.
- C. Long's request for dog adoption. Approved.
- D. Garage for Sullivan - Detach and 28 feet to right of home.

Next meeting is scheduled for Monday November 4, 2019 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.