

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided including 2021 Budget and Current Financial Status.

Leans

The current liens are: on Wright Rd (5, 28, 36), on Donovan Dr (14) and on Judith Ln (4)

Small Claims

No current cases

Current Issues

- The board cannot referee issues between neighbors. If the issue cannot be worked out the next step is to call the Derry Police Department. (The Board believes you are all adults)
- Need Board Permission for outside projects (ie take down trees, paint your house a different color, put up a fence ect.) Repair of Property is expected by the by laws.
- Automatic deposit and credit card payment for condo fees is still the best way to pay 16 members are using that method.
- Real Estate action – 5 Homes have Sold this year.
- Snow Plowing – We may have a new contractor this year. We still will not replace mailboxes unless the plow actually hits it.
- Parking on Streets and no parking areas need to be clear for plowing
- Septic – continued to pump tanks on a schedule, replaced two pumps which were 30 years old with the possibility of a third pump. In addition, we recently had failure of two pumps more pumps in Judith Ln Pumping station. Don't flush wipes or Feminine hygiene products.
- Waste Service – They must make 2 runs through the development so 5am pickup. Gone to recyclables pick up every other week to prevent increase in cost
- Elections – There are 3 terms up this year: Jeff Katz, Rose C and Gary Torrisi
- We continue to win all small claim court cases
- We are currently at 1,67% delinquency rate on Condo fees which is best in the history of the association
- Web site has been updated and improved. Most information needed by realtors is on the site. Please send new email addresses to info@blissfarm.org.
- Due to the Covid-19 we made the decision to suspend the interest for overdue condo fees. As long as everyone stays up to date, we will not reinstate the interest charge. It is up to you all.
- Accomplishments – New Landscaping Contractor, removed dead trees on common land affecting structures. Rebuild pumping station on Judith Lane. Replacing sign at Wright and Adams Pond. Repaved the development roads

New business

- We will have a source selection for a new plowing company for the coming winter.
- We are developing a 5-year plan with Kent to upgrade pumping stations and control panels.
- Condo Fees – We will need an increase at some point to increase our reserves. To up reserves by \$7800-27,300 per year we need to increase fees by \$10 to \$35 a month. If we have to replace a major septic field, it will cost \$125,000 which we would need to make a special assessment.