

The meeting was called to order at 7:30PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi and Manuel Jean.

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

Leans Current: Wright Rd (5, 26, 28, 36) Donovan Dr (14) Judith Ln (4) **Vacated:** None **New liens filed:** Super Lien on Glidden

Small Claims New: none **In progress:** None **Findings:** None

Top offenders: Glidden \$750 (Lawyer is filing super lien this month)

Reminder letters and current action: Letter going out to Guedes, Hilfiker, Walton

We had 19 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

Real Estate Listings: 13 Donovan Drive – Moving September **Sold:** 10 Judith Lane **Refinance:** none **Foreclosures:** None

Old Business

- A. We are still using both Quicken to Quickbooks online. Still having problems printing checks the accountant is working on it and will resolve it after tax season.
- B. Rose - the change of color will happen in the Summer???
- C. R&D will be back out in the fall and fill all the cracks for nothing.
- D. Hilfiker 26 Wright contractor is on the hook to repair the road in front of the house caused by their equipment.
- E. Tree Removal in back yard of 20 Wright Rd. Gerry looked at it and it needs to come down. On common land so association will need to pay for it. Have talked with Monroe Tree and they are booked until August. Will try and fit us in. We also need to take down the tree that is half way down in woods on Wright near 36 which is going to eventually come down on the road. Moreau can not get to it until fall
- F. Ryan's at 15 Donovan would like to get a dog. The type is a French Mastiff. – Approved closed
- G. Forshaw 31 Wright plans on replacing the current garage door. It was recommended to be replaced in parallel with the replacement of the electronic opener. The design of the new door will be very similar to our current door except for a few more modern hardware pieces installed. Called Gallagher at 1 Donovan about his issue with the tree and shrubs in front of his house. Explained they were put in by the original owner and therefore his responsibility and not the responsibility of the association to maintain or remove. I gave him permission to trim or remove them. Also, they have approval for new siding.
- H. Date for the annual meeting is 19 September at 1630. 30 Day notice went out in August Statement
- I. Poop Bags in the sewer drain just after #36 Wright Rd. Maybe a letter to all the members. j. Sale of land at 21 Adams Pond Road. Gary and Mariano to attend the public hearing on the 20th of July at 7pm at the Derry Municipal Center. Town is expecting to sell property for \$78K, will call bidding for construction company. Our sense is that land is not suited for building.
- J. Fireworks being shot off from septic fields. This is common land, and we are libel if there is an accident. Need to draw up a policy letter to post on website. Also, the 10pm noise restriction applies. - Completed

New business

- A. Donna Naroff of DND Appraisal Services, Inc asked for information about number of units that were rentals. Currently 9 Donovan Dr and 33 Wright Rd. This is for a refi on 2 Donovan Dr.
- B. New owner of 10 Judith Ln has asked permission for a dog it is a Korean Jindo Mix, 35lbs, White, Med size. Recommend approval
- C. 1 Donovan Dr, Scott Gallagher, has asked for permission to get a dog 3lbs Yokie - Approved d. Answered Samantha Sirmaian, Senior Mortgage Banker, Total Mortgage about the insurance coverage carried by the association and why the new owner of 10 Judith Lane needs a homeowner's policy.
- D. Got tired of seeing all the garbage along Wright Rd. Had trophy pick it all up 1 man hour labor f. Need to get someone in to remove beehive in control panel shed in Judith Lane Circle. Landscaper got stung 3 times while cutting the circle