

# BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – July 11, 2021

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

**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:** None

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

**Top offenders:** Glidden \$750 (Lawyer will be filing super lien next month), Guedes \$350

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

We had 20 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

**Real Estate Listings:** 10 Judith Lane - Sale Pending **Sold:** None **Refinance:** none **Foreclosures:** None

## Old Business

- A. Sign for Donovan and Wright & Rachel Ct – On hold to until Spring - CLOSED
- B. 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.
- C. Rose - the change of color will happen in the Summer???
- D. Gerry called the Owner at R & D Paving in Franklin. R&D will be back out and fill all the cracks for nothing this fall.
- E. Hilfiker 26 Wright contractor is on the hook to repair the road in front of the house caused by their equipment.
- F. Rogers 18 Wright Rd are looking to do the following project this year. We replaced our chain link fence in the back of our house with a white vinyl fence. We are also replacing which is now complete. Lastly, we are putting an above ground pool in the yard. It should be done some time in June. Approved – Work is Complete item closed.
- G. 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
- H. 34 Wright Rd (Barry) My first question is wondering if there is any kind of schematic or plot layout for our property. Would like to add a fence to the tree line on the backside of the home. Would like to get yard work, such as filling in areas and flattening out areas, completed. Would like to add a swingset to the yard for my children & would like to make a patio. Need to get Kent out to survey the septic.
- I. Gave approval to Mullaney to replace roof. – complete and closed
- J. 31 Wright (Furshaw) gave approval for new siding.
- K. Ryan's at 15 Donovan would like to get a dog. The type is a French Mastiff. Approved
- L. 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.

## New business

- A. 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.
- B. Gave permission to Grigorjev 25 Wright to remove a dead tree in backyard.
- C. Gerry called Kent on issue with 7 Donovan Dr. Issue resolved by Kent.
- D. 2 Donovan had a question about the removal of a tree. Gerry looked at it and informed him it was his responsibility.
- E. Need to start planning and set a date for the annual meeting. Need to put out a 30 Day notice. f. Poop Bags in the sewer drain just after #36 Wright Rd. Maybe a letter to all the members. g. Sale of land at 21 Adams Pond Road. Who can attend the public hearing on the 20th of July at 7pm at the Derry Municipal Center? Garry & Mariano will attend.
- F. 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

Next meeting is scheduled for Sunday August 1, 2021 at 7:30PM

Respectfully submitted by M.Santangelo, Secretary.