

Bliss Farm Condo Association
2022 Annual Meeting
25 September 2022
Scheduled 4:30 pm
Agenda

Call to Order

1. Treasurers Report

- a. **2023 Budget**
- b. **Current Financial Status**
- c. **Actions:**
 - i. **Current Liens:** 36 Wright (Super Lien); 5 Wright; 28 Wright Rd; 26 Wright Rd; 4 Judith Ln.
 - ii. **Vacated Leans:** None
 - iii. **Small Claims Status** – None

2. Current issues

- a. **Need a current email and phone number you can be contacted at.**
- b. **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.**
- c. **Automatic deposit and credit card payment for condo fees is available by contacting Jeff Katz. Currently 22 people are enrolled (31%)**
- d. **Dogs and Cats**
- e. **Real Estate action – 5 Homes have Sold this year (7.6%).**
- f. **Snow Plowing – Same contractor as last year. We will not replace mailboxes unless the plow actually hits it.**
- g. **Parking on Streets – Snow Plowing, Waiting for the school bus, Over night**
- h. **Septic – continue to pump tanks on a schedule. Don't flush wipes or Feminine hygiene products.**
- i. **Waste Service – New Contractor. Schedule posted on website. One day slip after major holiday**
- j. **Elections – Board Positions, 4 terms up this year: Jeff Katz, Gary Torrisi, & Rose Crepeau – contact Jeff Katz if you would like to be put on the ballot.**
- k. **We are currently at 1.6% delinquency rate on Condo fees which is best in 30 years**
- l. **Web site has been updated and improved. Most information need by realtors are on the site. Please send new email addresses to info@blissfarm.org. Remind your realtor or mortgage company that we are free standing condominiums and do not have a master insurance policy. Every homeowner is required to have a homeowners policy.**
- m. **Accomplishments – Landscaping Contractor and snow plowing Contractor in on the second year, Road cracks sealed this spring at no cost, dead trees on common land affecting structures. Now paying landscaping contractor to police the sides of the Wright Road.**
- n. **Developing 5-year plan with Kent to upgrading pumping stations and control panels.**
- o. **Condo Fees – Need an increase for the upcoming year.**

3. Other Business