

The meeting was called to order at 7:00PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Director Manuel Jean.

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

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

Small Claims New: Glidden (legal fees) **In progress:** None **Findings:** None

Top offenders: Glidden: \$425; Huynh: \$500;

Reminder letters and current action: to Scheibert and Urizandi both have since paid

We had 22 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

Real Estate Listings: None **Sold:** 21 Wright Road **Refinance:** None **Foreclosures:** None

Old Business

- A. 29 Wright wants to put up a fence. Based on the drawings given to the board, it is not IAW the bylaws. Asked Gerry to go down and talk with Ms Fortin.
- B. Gina Ramirez of 10 Wright will be setting up a direct payment. Still have not seen her. Is not up to date. Also, Thien Huynh has not been by to set up a direct withdrawal. He did bring his account up to date with a check
- C. The Rich's are concern regarding the drainage in between 5 and 7 Judith. These issues have ruined their yard rendering unusable with even just the smallest rain. 5 and 7 paid upwards of \$1000 to have the area Cleaned out by professionals but that is not something sustainable financially for either party so since then we've been working to maintain it since there is no drainage pipe there. They had a professional come from Howard Landscaping who does excavating and assess what the cost would be to fix the drainage issues and it was extremely costly, unrealistic and unreasonable for the responsibility to be on just 7 Judith's shoulders when I pay the same amount of dues as everyone else. With it being so costly we've started to fix our yard ourselves, however myself and the gentleman from Howard noticed the drainage pipe leads into a swamp area in between the Katz and their neighbors and if that area does not get cleaned out the water is just going to continue to back up into my yard. I have Rory researching this IAW the by Laws. We should not have to pay the 75% they requested. Our lawyer has provided us a response.
- D. Gaspar Obimba is looking to do the following outdoor projects: 1: He is looking at installing solar on the roof (back side and garage side roof) and Sunrun or Tesla would be leading this process. If we approve the above, they need to drop some large trees. 2: He is also trying to install an exterior door to the garage upstairs so he can move a couch up there, the current door won't allow him to even move a small seat up there. For that to happen, He would also need to install staircases on the west side of the house. Still no action taken.
- E. Latex paint and reflective beads ordered should arrive from Amazon 15 June. FedEx lost the shipment and just declared it missing. Shipped a new order of paint on 6 July. Paint order was canceled, and we bought it at Home Depot. We received \$153 to our account. Gary has painted the speed bumps - Closed
- F. Do we need to reorder the street signs (which ones?) Judith, Donovan, 12,14,16 Wright and a stop sign. Gary reordered. Jeff and Gary put them up. - Closed
- G. Reminder that the annual meeting is coming up in September, so the announcement needs to go out 30 days prior. Date is 18 September at 4:30pm in the Judith Ln circle. Put a reminder note on the August Statement which went out on the 3rd of August.
- H. Need to decide what to do about Rose. Gary has emailed her, and she has not responded. She did drop off 2 stop signs at my house.
- I. Concern of the conditions of several of the houses with appearance. 4 Judith and 11 Wright. Declaration Section III Description and Delineation of the units as required by RA 356-B:16-l(d) #6 Repair and Maintenance of Units. Rory sent letters to above homeowners

New business

- A. Letter was sent to Belanger's at 2 Donovan from our lawyer about the fence around their pool. Rory spoke with Charles Belanger. He said he hopes to have the fence lowered and fully enclosed done by end of July. He had ordered some materials and they haven't come in yet. If there are any delays into August, he said he would let me know, but he understands and

appreciates the request, and plans on complying as soon as he gets the materials.

- B. Cassella is changing our trash and recyclable pickup to Fridays on 12 August 22. Mariano has sent out an email to everyone and posted the information with the new recyclable schedule on our website. Cassella has provided us with an account manager. They will send us an email when our pickup will be delayed due to a holiday and we can put it out to our members.

Next Meeting is the annual meeting 18 September 22 @ 4:30pm Judith Circle. Respectfully submitted by M.Santangelo, Secretary.