

The meeting was called to order at 7:30PM via Google Meet (virtual). Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Robert Mullaney, 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:** 36 Wright Rd **New liens filed:** None

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

Top offenders: Scheibert \$623.21 (made \$150 payment in October)

Reminder letters and current action: Letter sent to Glidden's Bank

We had 21 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

Real Estate Listings: None **Sold:** 10 Wright Rd closed Dec 30 **Refinance:** 3 Wright Rd **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. 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.
- C. Ballots went out in the December Statement for BOD elections. No new interest in running
- D. Emergency call to Kent for warning on Judith Circle pumping station. Kent came out within an hour and fixed the loose connection. \$375 cost

New business

- A. Stateline has been sold to Casella Waste effective 1 December 21. Had to work recyclable pick up and still have an uncashed check working.
- B. Several calls on septic tanks. 7 & 8 Donovan Dr (Ronan & Lafosse) and Kent working on a new pumping schedule for us.
- C. Request for new windows for 12 Donovan Dr. (Jsean). Provided approval letter to Anderson windows.
- D. Results of the election for BOD. 12 Ballots returned (18.5%) i. Voting results a) Iacuzio 12 b) Mullaney 12 c) Santangelo 12 d) Jean 10 e) Crepeau 1
- E. Election of Officers for 2022. Positions remain unchanged.

Next meeting is scheduled for Sunday February 6, 2022 @ 7:30PM (online) Respectfully submitted by M.Santangelo, Secretary.