

The meeting was called to order at 7:33PM (in person). Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Manuel Jean and Bob Mullaney and homeowner Gaspar Obimba.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (4, 10) **Vacated:** None **New liens filed:** None

Small Claims New: None

In progress: Hyunh sticking to his payoff plan in place - currently down to \$1,234.27 **Findings:** None

Top offenders: St. Jean \$560 - Urizandi: \$450-Ramirez: \$425

Reminder letters and current action: Ramirez, Obimba & Urizandi.

We have 28 people signed up for direct withdrawal.

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

Real Estate Listings: None **Sold:** 4 Judith Ln, 9 & 23 Wright Rd, 1 & 14 Donovan Dr **Refinance:** None **Foreclosures:** 22 Wright Rd

Old 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. Roger requested a 'private road maintenance agreement' needed by their Mortgage company. Ask our lawyer if we had one and we do not. This is something required by FHA loans. Our lawyer is going to talk to the Mortgage company and see if the wording in the Condo Documents satisfy the requirement. If not, they will draw one up and register it. Some of the cost will be passed on to Roger's mortgage company
- C. Ethan Gorsuch of 6 Judith Lane was asking permission to put in a detached garage. The measurement is 24 wide X 30 deep and a second story making it 23 feet high. There are numerous concerns with these plans to include height, depth and being more than 25 ft from the side of the house seeing it is detached. Email was sent requesting a plan of the lot and proposed construction.
- D. Septic Field behind 8 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow.
- E. Alexa Dealy of 23 Wright had several requests, the only one the board has a problem with is they wanted to replace the panels in the fence. We sent her an update on our policy based on the fact the panels can not be repaired. Upon looking at the fence it is not within the Bylaws. This was put up without any approval of the board over 20 years ago. We did approve a new roof, a dumpster in the driveway, and approval to bring in a mini excavator to clean up the back yard. Due to the extensive fence damage, they are not planning on replacing, they will remove it all.
- F. Complaint by Rose about the grass not being cut on Rachel Ct. I have notified Trophy about the issue and they will address - Corrected Closed
- G. Start the process for a new snow plowing contract.
- H. Need to find someone to come in and seal the cracks in the roads - Checking with Cooper in Chester

New business

- A. Set the date for the annual Meeting - Recommend September 30th or Oct 1st.
- B. Wright Road sign at Adams Pond is missing - Gary has ordered a new one
- C. Alexander Rick is concerned. He is still in the process of tabulating the total damages from the backup. He seems to think the total (cleanup services and contaminated items counted as losses) will exceed the coverage limit of his Homeowner's Insurance policy. Would the additional loss over his coverage limit be covered under one of the condo association's policies or would he have to file a claim with Kent Septic's insurance?
- D. 4 Judith lane wants to cut back some trees that are touching the house as well as some landscaping issues they would like to get fixed. They have someone coming out to give a quote to clean up the backyard brush and a quote on cutting back some branches. The land sits on a slope so it's causing water to get into the basement. They would like to be able to seal it from the outside and inside and then possibly put up a nice retaining rock wall and add some flowers and small shrubs in the front. They wanted to change the paint on the front door to black to match the shutters. - All the above is approved
- E. 17 Donovan reported a strong sewage smell? It's been every night for a while now. - Gerry contacted Kent Septic
- F. Kent has pumped numerous septic tanks over the past month to the total of \$3690

- G. Home owner Gaspar Obimba (2 Wright Road) came to the meeting to meet the Board and discuss the reason for the denial for solar panels. The Board went over the matter with Mr. Obimba who agreed to look into other options like possible installing solar roof shingles

Next Meeting September 10, 2023 @ 7:30pm (in person) Respectfully submitted by M.Santangelo, Secretary.