

**Bliss Farm Condo Association
2024 Annual Meeting
22 September 2024
Scheduled 4 pm
Agenda**

Call to Order

1. Treasurers Report

- a. **2025 Budget**
- b. **Current Financial Status**
- c. **Actions:**
 - i. **Current Liens:** Current: 3 Wright; 5 Wright; 28 Wright Rd; 26 Wright Rd; 38 Wright Rd; 10 Judith; 16 Donovan Dr.
 - ii. **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 30 people are enrolled (31%)**
- d. **Dogs and Cats**
- e. **Real Estate action – 3 Homes have Sold this year**
- f. **NO Parking on Streets – Snow Plowing, Waiting for the school bus, Over night**
- g. **Septic – continue to pump tanks on a schedule. Don't flush wipes or Feminine hygiene products.**
- h. **Waste Service – Casella. Schedule posted on website. One day slip after major holiday – Trash cans are owned by Cassella**
- i. **Elections – Board Positions, 3 terms up this year: Jeff, Gary & Brianna – contact Jeff Katz if you would like to be put on the ballot.**
- j. **This year our delinquency rate on Condo fees has been as high as 8% and as low as 3%. We need to keep it as low as possible.**
- k. **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 homeowner's policy.**
- l. **Accomplishments – Landscaping Contractor and snow plowing Contractor completing their first year, removed dead trees and cut back brush on common land affecting structures. Now paying landscaping contractor to police the sides of the Wright Road. Repairing water at end of Wright Rd, Replace the failed pumps in the Judith Ln Pumping station, Sealed all the cracks in the roads, Put up Gates to prevent ATV from ripping up our two big septic fields, Replace Light post at the end of Wright and Olsen.**
- m. **Developing 5-year plan with Kent to upgrading pumping stations and control panels.**
- n. **Condo Fees – Need to raise condo fee a minimum \$10 per month to keep from going into deficient spending.**

3. Other Business