

The meeting was called to order at 7:30PM. Officers/Directors in attendance were Vice President Brianna Rich, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi and Ethan Gorsuch.

Liens Current: Wright Rd (3, 5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** 16 Donovan **New liens filed:** 38 Wright Rd

Small Claims New: Travis/ Haas

In progress: None **Findings:** None

Top offenders: Haas - \$840; Obimba - \$620 - Urizandi - \$530 - Jaffe - \$420

Reminder letters and current action: New letters will be sent to Haas/Travers, St Jean, Hilfiker by PPM. Only Hilfiker made a payment.

We have 31 people signed up for direct withdrawal.

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

Real Estate Listings: None **Sold:** None **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. 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
- B. Septic Field behind 6 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow. - This has become a major issue
- C. Need to find someone to come in and seal the cracks in the roads - Called Cooper in Chester they will be coming out to give me an estimate.
- D. Need to find someone to come in and seal the cracks in the roads - Gotten Bids from Cooper and Pittore Bros. Still awaiting bid from Atlantic Asphalt Paving
- E. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete. Bob also has the new new sign to put up on area 12,14,16 Wright.
- F. Lawyer sent a letter to 3 Wright about unregistered vehicle. Have fined the individual \$150. We have also lien the property
- G. New gates were installed by Trophy to prevent ATV's from crossing over our septic fields. After they were torn down, Trophy put them back up. Gary had the signs sent to me and I will give them to Trophy to put up on the gates.
- H. Travers/Haas – This is the third month the statement has been returned by the post office. We have tried to send statements to Travers and Haas. Need to find out how to get the statement to them to find out who owns the house. Parnell sent them a certified registered letter
- I. Fireworks - Put note on June statement about 10pm quiet hours and no fireworks after 10pm
- J. Several hours have not cut their years including 38 and 25 Wright Rd. Will have PMM send out a letter telling them to cut or we will contract it out and put it on the condo fee bill. All lawns have now been cut. - Closed
- K. Light post at the corner of Olsen and Wright was run over. Called the police and filed a report and put in a work order with eversource to have it repaired. Could take 30 to 60 days Still awaiting new post and light
- L. Have Trophy coming in to do several things. Put down some top soil and seed at between 8 and 10 Wright and also between 20 Wright and 2 Judith. They will also pick up the cut up tree on Olsen and put it in the woods. Finally do some cut back of trees alone Wright on the Adams pond end. Still await work to be done.
- M. Renewed the PO Box for another year. It is now \$84 a year. Is is up \$20 in 3 years

New business

- A. Replace bad pumps in Judith Lane Pumping station. \$16,950. The new pumps for our pumping station will have a 48 month warranty. Based on our discussion on the phone it will take 2 to 3 months to get the pumps. To avoid the need of us having to have the tanks pumped weekly you will install one pump like the ones currently in use until the new pumps come in.
- B. Extra Pumping costs until new pumps are installed
- C. Need to take action on 10 Wright Rd lawn condition
- D. Set a date for our annual meeting. September 22 4pm