

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Director Gary Torrisi.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** 6 Wright **New liens filed:** 6 Wright

Small Claims New: None

In progress: None **Findings:** None

Top offenders: Obimba- \$590; Hilfiker- \$543.27; Haas - \$460; Silva - \$420; St. Jean - \$420

Reminder letters and current action: New letters will be sent to Obimba, Haas & St Jean by PPM.

We have 30 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. 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.
- E. Lawyer sent a letter to 3 Wright about unregistered vehicle. Have fined \$150.
- F. Question by Joe Currie <dadofsprout5@gmail.com> of why we don't have LED street lights. Maybe we should have Joe call Eversource since he is an electrical contractor. Did anyone contact him about working with Eversource on new lights? We sent email to Joe on March 12 but haven't responded to it yet.
- G. Approval for removal of 8 White Pines at 7 Judith Lane. - Works is complete item closed
- H. Need to put out a spring news letter reminding people about getting permission for projects outside as we have many new individuals in the community.
- I. Need to cut compromised trees on Wright Rd and Adams Pond. Tom Monreau to cut the trees down on Monday the 6 May.

New business

- J. Have activated the new Debit Card
- K. Need to call Kent and discuss their latest quarterly invoice
- L. 9 Wright Rd has projects and Gerry went over to discuss procedures with them.
- M. 32 Wright Rd is looking for approval for residing there house. Withholding approval until the color is decided.
- N. Obimba was fined \$50 on April 1st, and \$100 on May 1st for the unregistered vehicle.
- O. Silva has requested to set up an autopay for their condo fees.
- P. 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.
- Q. We need to let the membership know that if we continue to request the association to remove trees we will need to raise condo fees as we have not budgeted for this. We had another unexpected cost when the power went out and we had to have Kent pump the tanks.
- R. The Rogers are requesting that 10 Wright Rd clean up their property as stated in the by-laws. They point out numerous pieces of trash and yards of leaves with broken tree branches. We will ask them to clean up the yard.