

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

Liens Current: Wright Rd (3, 5, 26) Judith Ln (10) **Vacated:** None **New liens filed:** None

Small Claims New: None **In progress:** None **Findings:** None

Top offenders: Hilfiker- \$563.27

Reminder letters and current action: None

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

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

Presentation by Kent Septic - Current Status and Repairs needed. Discussed the status of each septic field, pumps and boards.

Old Business

- A. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete.
- B. Time to have Lawyer send another letter to 3 Wright about the vehicle. Also 22 Wright has two vehicles in the Driveway that are unregistered .
- C. Last Pick up by Casella Waste is 24 April. Casella will pick up old Carts on 25 April.
- D. Champion delivered new carts on the 19th of April.
- E. Summer is approaching and we need a newsletter to go out reminding members of the by laws on pools, fences, tree removal, and all exterior changes to the unit.
- F. Trophy has completed clean up on the common land and has put down the mulch in the beds.
- G. Complaint by Mr Rick in regards to Septic behind 8 Wright Rd. Kent came out and said the pipes he was concerned about are from the old field that was rebuilt. As for the smell Kent will be putting charcoal filters on the exhaust pipes, Septic Design of NH came out to inspect the field on 5 April. NH Septic Design is going to get with Kent and talk about approaches going forward. It looks like they will try and rejuvenate the fields to buy us time to design new fields and rebuild them. They thought they could toggle between the two fields but both are full. In the older of the fields, the fabric is clogged around the tubes causing them not to drain properly and putting stress on the newer field. They believe they should rebuild the fields using chamber verses tubes and fabric. Also the size of the field will need to be increased as the requirements have changed since the fields were originally designed and built. This will be at a cost above our current

New business

- A. Got another request from neighbors to have 10 Wright Rd to clean up their property. Lawyer will send a letter.
- B. Mr Rick did not accept our invitation to come on the board and deal with the septic issues. He did have a check dropped off for the 4 months they were behind in condo fees
- C. 19 Wright Rd is asking for approval for the following:
 - a. Deck Replacement: We would like to replace the existing wood decking with composite wood. We have selected a composite material that is a very similar color to the current painted wood.
 - b. Front Step Railing Replacement: We are planning to replace the rotting wooden railings on our front steps with new wood fixtures that are almost identical in design to the existing railings. We intend to paint the new railings the same color as the current railings.
 - c. Exterior Paint Touch-Ups: We also plan to repaint some of the boards on the side of the house where the paint has chipped, ensuring the new paint matches the existing color.
- D. 1 Donovan is all set with their requests. Gerry stopped by and approved them.
- E. Talked to Chris Kent on the 30 of April. They along with NH Septic Design will be rejuvenating both the fields behind 8-10 Wright Road. Cost is about 1500 per Field. They are also going to install a direct dial for those pumps. Kent will be called as well as Gerry. I also would like to build a small field to allow us to rest those stepic fields as required. That will cost \$6-7K.