

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353  
EAST DERRY VILLAGE, NH 03041-0353

MEETING MINUTES – Board of Directors Meeting, April 29, 2007

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Shawn Goldthwaite, and Directors Bill Hankey, Kevin Yorke and Bob Mullaney.

Minutes:

The Feb. minutes were approved as submitted by Shawn Goldthwaite.

Treasurer's Report (J. Katz)– A thorough Treasurer's report was provided, with the following specifics:

1. Jeff reported that although the accounts recievables have increased some, he has recieved responses from many homeowners who are behind in their condo fees.
2. Jeff reported that one homeowners house was scheduled to be sold already. Workers have been there, but no word on the status.
3. Jeff reported that the two homeowners with which he was scheduled be taking to small claims court for their nonpayments of condo fees have since made a payment and he is going to hold off.
4. Four homeowners have leins on their property at this time. Two additional leins are forthcoming if the homeowners fail to make promised payments.
5. Jeff is waiting for the completed tax forms to come back. He filed an extension.

The Treasurer's report was approved as submitted.

Old Business:

1. Policies Letter - Randy changed the policy letter to reflect Bill Parnells recommendations. The updated letter will be sent out with next months bills.
2. Dogs - Jeff sent a letter to one homeowner requesting that they bring their dog in when it is barking last month. The homeowner has not responded to the letter and there have been two more complaints about the dog. Bill Parnell will send another letter to the homeowner.
3. Database - Randy is continuing to work on a database of homeowners info. Jeff did recieve some more info from homeowners, but still needs more.
4. Fire Pond - Rotorooter is going to come out and do the final work at the pond. Jeff will call again to make sure this gets done.
5. Insurance Increase - Jeff paid the new bill for the umbrella policy from the insurance company.

**6. Speed Bumps** - Kevin brought a removable speed bump to show the board. The board agreed that it was a good option and decided to order 8 of them.

**7. Clean up day** - Jeff talked to A1 about chipping trees if they are pulled to the street. Randy will write a note to people informing them of this so that they can clean up their brush and debris.

**8. Septic Pump** - Kent Septic and AAA pumps have replaced a pump that failed at a cost of \$5000.

**New Business:**

**1.** Some homeowners have taken it upon themselves to call our contractors to do work within the development without board consent. Jeff will make a note on the next bill that states that anyone who calls contractors without board approval will be responsible for paying the bill.

**2.** The board has tentatively set the brush clean up day for May 14.

**3.** The board approved a fence proposal for 4 Wright Rd.

The next meeting is scheduled for May. 20 at 7:30 pm at J. Katz's house.

Respectfully submitted,

Shawn Goldthwaite, Secretary  
Bliss Farm Condominium Association