

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

**MEETING MINUTES – Board of Directors Meeting, April 27 2008**

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 Randy Hoidahl, Bill Hankey, Mariano Santangelo and Bob Mullaney.

The March minutes were approved as submitted by Shawn.

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

1. Jeff reported that the account receivables are up from the prior month, and that about 23% of homeowners are more than 3 months behind in their condo fees.
2. Due to the increase in service charges with the previous bank, Jeff opened new accounts at Citizens bank. There are currently three signatures on file with the bank.
3. Jeff reported that there are currently six liens on homes. Three more homeowners are going to have a lien put on their home and the paper work needs to be filled out and turned over to the lawyer.
4. One homeowner has filed chapter 7 is making payments for what they owe since filing.
5. Jeff reported that there are no small claims court cases in process at this time.
6. Six homeowners received warning letters for being behind in their payments. Only one homeowner responded to the letter.
7. The 2007 Condo Federal Taxes have been given to the accountant who has filed for an extension.
8. One homeowner is in contempt of court for not paying the amount the court ordered them to pay. Charges will be filed against them.

The Treasurer's report was approved as submitted.

**Old Business:**

1. **Database** – Randy is going to reestablish the data base project.
2. **Road Repair** – A1 has looked at the damage done from plowing and will make necessary repairs to the road.
3. **Web Site** - Mariano is continuing his work on the new website for the association and it is current and up to date.
4. **Speed Bumps** - Jeff has asked A1 to get an estimate for putting in new speed bumps.

**5. Mailbox damage** - Jerry has distributed the new mailboxes to homeowners whose mailboxes were damaged by the snowplow.

**6. Newsletter** - Randy will write this months newsletter and will address the association policies.

**7. Approval Letter** - The approval letter was sent to 10 Wright rd for a new deck and shrubs providing that the shrubs would be located 5 ft off the road.

**8. Spring Clean Up** - The trash on the Adams Pond end of Wright Rd was picked up by Jeff and Mariano. Volunteers are needed to pick up the Olsen end. The street sweeper cleaned the streets the week of April 21 and will come again once the brush has been picked up. The brush pickup will be scheduled for the week of May 27.

**New Business:**

- 1. Septic Repair** – 23 Wright rd has a clogged pipe going to the septic field. Kent septic will repair this pipe.
- 2. Mailbox Vandalism** – 36 Wright rd has had their mailbox damaged due to vandalism. The homeowner filed a police report on April 15<sup>th</sup>.
- 3. 2 Judith Ln request** – The homeowner at 2 Judith Lane has requested removal of some concrete pipes behind their house. The board approved the removal of these pipes.
- 4. 22 Wright rd request** – The board approved a pool request for 22 Wright Rd.

**The next meeting is scheduled for June 1 at 7:30 pm at J. Katz's house.**

**Respectfully submitted,**

**Shawn Goldthwaite, Secretary  
Bliss Farm Condominium Association**