

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353

EAST DERRY VILLAGE, NH 03041-0353

MEETING MINUTES – Board of Directors Meeting, April 26, 2009

The meeting was called to order at Jeff Katz's house at 7:30 pm. Officers/Directors in attendance were President Gerry Iacuzio, Treasurer Jeff Katz, Director Randy Hoildahl, Director Bill Hankey, and Director Bob Mullaney.

There was no Review and approval of March 2009 Minutes as the Secretary was on vacation and could not attend the meeting this month

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

1. Jeff presented the monthly financial Statement for April 2009. It was pointed out our accounts receivable have begun to increase again from the low point in February 2009. The current figure is \$17,263.85 compared to \$13,982.40 in February 2009. It was also pointed out that we have 4 cases in small claims court. Two are being motioned for payment to the court. One is scheduled for a hearing with the Court on 2 September 2009 and the final one is just being filed.
2. Jeff confirmed the balance in the Citizen's money market account is \$20,036.32 and the balance in the Columbia account is \$47,139.23. We were fortunate that we did not need to draw money from these accounts to pay for the recent septic repair done. We only have \$2,276.04 in our Checking Account and unpaid bills of \$4,050 which makes the need to collect some of the outstanding fees.
3. Currently the association has put 9 liens on individuals within the association with a tenth being filed this month.
4. We still have 4 houses in the association that are being foreclosed upon.
5. The taxes were taken to the accountant and are being prepared.

Bill Hankey made a motion to accept the treasurer report. The motion was second by Randy Hoildahl. The board unanimously voted to accept the Treasurer's report as submitted.

Other agenda items:

Old Business

1. The Board was briefed on the status of the Septic field behind 5 & 7 Donovan Drive. The work was completed and all bills for the work have been paid including a \$2300 bill to Elite Electric. Also we are now using the extra field put in to allow us to dry out the large fields on the corner of Donovan and Wright. I was again brought up that the reason those fields failed early was the food and grease getting up in to the fields. The contractor told us that this was being caused by the use of garbage disposals. It was brought up that the association has spent over

\$30 thousand in the past month repairing our septic fields. The board agrees to raise the association fee by \$50 a month for everyone to offset these expenses. It was also agreed by the board if the individual unit owner could prove by inspection that no garbage disposal was installed the board would defer the increase at this time.

- 2. The sign were not addressed as Kevin Yorke did not make the meeting.**
- 3. The Website was not addressed as Mariano was also on vacation. We did get a volunteer, Ms. Tresa Ludman, who said she would go to the house which we do not have the information and get it so we can complete our transition to a paperless newsletter and association member electronic notification.**
- 4. The Final date for brush pick up was set by the board. Our landscaping contractor will make one last trip through the neighborhood with the chipper the week of 11 May. The association members need to have all their branches out at the curb NLT first thing in the morning on the 11th. Anything put out after that is the individual responsibility to dispose of. It was pointed out that the contractor will not be going back in the woods to cut down trees.**

New Business

- 1. The pumping station between 1 & 3 Donovan failed and sewage was backing up into 3 Donovan. Ken Septic was called out and the pumping alarm had failed as well as the float system. The station was repaired at a cost of \$4675.39**
- 2. A date was set up by the board for spring clean up to pick up trash on the common land areas. The date is 30th of May at 800am. The association board will provide garbage bags and directions on the areas that need to be cleaned up.**
- 3. The Board believes the association membership has the right to know who is not meeting their obligation to the association. Therefore, starting the 1st of May the board will be posting a list of those individuals who are 6 months and 12 months overdue in their association fees on the front page of our website www.blissfarm.org.**
- 4. Speed Bumps will go back in the week of 18 May. This year we will not install the first bump by the fire pond on the Adams Pond Road end of Wright Road. All other bumps will be put back down.**
- 5. Jeff took an action to draft a special newsletter to the association with the dates and the increase in Condo Fees. Once the board has approved the letter it will be posted on the website and emailed to all association members. Those without an email address will get a mailed copy.**

The meeting was called complete at 0830. The next Board of Directors meeting will be held on May 30th at 7:30 pm at Jeff Katz house.

Respectfully submitted,

**Jeffrey Katz for
Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association**