

The meeting was called to order at 7:31PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau and Secretary Mariano Santangelo and Board Members Steve Coppolo and Shawn Goldthwaite.

Meeting Minutes – The minutes were read and approved.

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

A. Current Financials

1. Jeff reported that the bank account was up to \$38,207.82 and \$0.00 in undeposited condo fees.
2. **6** homeowners are now more than three months behind.
3. **3** homeowners are now more than six months behind.

B. Leans

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29), on Donovan Dr (2, 14, 16, 17) and on Judith Ln. (10)
2. Vacated leans: 15 Donovan, since it paid in full and needed this in order to refinance.
3. New liens filed: None

C. Several houses on the market in the association: 4 Donovan, 22 Wright

D. Small Claims

1. **New files:** 16 Donovan has paid up to date and the claim is now satisfied.
2. **In progress:** 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month. One of the residents at 28 Wright Road acknowledged they owned the amount we sued them for in small claims and has agreed to pay \$100/ month plus the \$115/ month condo fees. The lawyer is sending them an agreements to be signed.
3. **Findings:** None

F. Top 5 offenders: owe an approximate amount of \$ 3,678.00.

G. Reminder letters: the lawyer will send reminder letters to 27 & 34 Wright Road.

The Treasurer's report was approved as submitted.

Old Business

- a. Taxes submitted to IRS on March 10. No payment required.
- b. Rose will send welcome packages to three new home owners: 4 Judith Lane, 8 & 19 Donovan Drive.
- c. We will need to get someone come in and assess the roads after the winter is over. Once the thaw starts, we will have to fix some roads that have been damaged by the frost heaves.
- d. Jeff secured a Condo Assoc debit/credit card, mostly to use for office supplies, website, signs, paint.

New business

- a. FHA Certification – Inquired by 4 Donovan Dr realtor. Steve will look into it starting with the NH Housing Auth.
- b. Complain about dog at 6 Donovan Drive. Dog off the leash attacked a dog being walked by its owner with a leash on. The Animal Control Officer has been called. The officer will give permission to patrol the neighborhood.
- c. A syringe (like the one used with drugs) has been found in the septic field across from 28 Wright Road. Police notified.
- d. Received certificate for 3 Donovan Drive.
- e. 7 Wright Road requested permission to take down some trees. We have requested they mark such trees so one of the association board members can check them before being cut.
- f. Newsletter for Spring: dogs, fences, pools, trampolines, clean up and Summer Cookout date.
- g. Jeff will contact Casella to find out if there is a cost to the garbage cans for the whole association.

The next meeting is scheduled for May 4, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.