

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Shawn Goldthwaite and Bob Mullane.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided.

Leans

1. The current liens are: on Wright Rd (5, 9, 10, 17, 19, 27, 28, 29,34), on Donovan Dr (1, 2, 8, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None
3. New liens filed: None

Small Claims

1. New files: no new claims in January. Recommend Benedict.
2. In progress: Kiver - 17 Donovan Dr. – Paid in full the first small claims action. New Small Claims on balance including attorney fees awarded Bliss Farm for \$4,085.84. Kiver has now a direct withdrawal for \$115 scheduled to start April 11.
3. Findings:
 - a. Got a judgement on Hardy for \$980.93.
 - b. Got a judgement on Johnston for \$949.18. Motion on periodic payments June 14
 - c. Got a judgement on St. Jean for \$946.62.
 - d. Got a judgement on Benedict March 3 - Benedict has paid in full.

Top 6 offenders: owe an approximate amount of \$9,300.00.

Reminder letters: No letters sent this month.

16 members out of 65 did not make a payment this month. That is 25% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 22, 29 Wright Road - 4 Judith Lane.
2. Sold: None
3. Refinance: 18 Wright Road, 7 Judith Lane.
4. Foreclosures: 19, 29 Wright Road.

Old Business

1. ByLaws and Declaration discuss - Have the proposed changes to review and approve.
2. 31 Wright cutting down trees on common and limited common land. We will not pursue any further considering the improvements to the property - Closed.
3. Tree removal on 25 Wright. Letter sent by our lawyer. 27 May a cease and desist notice and notice of Timber Trespass was sent to Mr. Grigorjev.
4. Put up new posts for no parking and stop sign. Didn't contact NorthPoint for estimate.
5. Letter sent to Donahue - 22 Wright Road about moving the unregistered cars. One of the cars was removed. Fined \$25 in March.
6. 2016 Federal Tax return has been filed. - Closed.
7. Early mailbox - Northpoint will check in the Spring and fix if needed.
8. Rogers complaint about mattress and campers - Mattress has been removed (Stateline picked it up) and still awaiting request for camper. Benedict fined with \$25 in March.
9. Zulli's daughter's dog - Letter sent to Zulli in March and they are fined \$25.
10. Received foreclosure notice from Harmon Law Office of the foreclosure of 19 Wright Road. Date public auction is 24 March 2017 at 11:00am.
11. Pedro and KAra Guedes 27 Wright Rd have a new boat which they didn't get permission for.
12. St Jean has a camper without permission, they are behind \$1,259.41 in their condo fees.
13. Handled issue about septic maintenance in common land. Sent schedule to all association members as to when pumos are being pumped. This will be updated in our website semi-annually.

New business

1. Sent a W9 to Wells Fargo Mortgage for 19 Wright Rd for payment of fees on foreclosure.
2. Received foreclosure notice from Bendett and McHugh Law Office of the foreclosure of 29 Wright Road. Date public auction is 5 May 2017 at 11:00am.

3. Damage to Olsen Rd entrance sign, Police has been contacted and Gary painted the sign.
4. Discussed different requests by real estate agents and potential owners. Dogs, RV's and Common Land.
5. Request from Marston about the former request for removal of some trees in front and on the side of their house is still good. Also request to see if association will take down a large pine tree between 5 and 7 Wright Road.
6. Need a Spring newsletter to go out in May statement. Jeff will ask Gary to write it.

Next meeting is scheduled for April 30, 2017 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.