

# Bliss Farm Condominium Association

MEETING MINUTES – Board of Directors Meeting 8/27/2006

The meeting was called to order at J. Katz's at 7:30 pm. Board members in attendance were President Gerry Iacuzio, Treasurer Jeff Katz, and Directors R. Hoidahl, R. Mullaney, and W. Hankey.

**Secretary's Report** – The minutes of the July 23, 2006 Board of Directors meeting, as submitted by J. Katz, were approved as submitted.

**Treasurer's Report** – The current balance sheet and receivable listings were distributed. The amount of receivables continues to escalate, now to over \$13,000, the highest it has been. There are 9 association members which comprise 8% of this amount. The board discussed this matter, reviewed possible alternatives, and decided to turn the following delinquent accounts over to Attorney Bill Parnell:

- 1 Angona (\$3525) – is in default of court-approved payments
- 2 Pelletier (\$1750) – is in default of court-ordered payments
- 3 Bonina (\$888) – action for collection filed in small claims court; R. Mullaney to check on status
- 4 Coombs (\$697)
- 5 Trainor (\$952).

Other specific actions on collecting delinquent accounts include:

- 1 Bourrassau (\$982) – J. Katz will contact to check on payment
- 2 Murphy (\$1471) – Property has been sold, overdue amounts will be paid at closing
- 3 Milone (\$507), Holmes (\$510), J. Katz will send letter stating account needs to be made current or we will pursue with legal action to collect overdue amounts

Otherwise, our financial condition is good, all bills are current, and major expenses are expected for some time. The Treasurer's report was approved as submitted.

## **Old Business** –

- 1 Snow Plowing – Bid has been received from A-1 to include additional sanding; additional bids are being sought; issue to be decided at next board meeting.
- 2 Home Sales – Both 2 Wright Rd and 7 Wright Rd have closings scheduled (NOTE: At the time these minutes are being prepared, both properties have been sold and new owners have moved in).
- 3 Vandalism – A third light pole was knocked over; G. Iacuzio has contacted PSNH about getting poles replaced; two have been replaced so far
- 4 Annual meeting – The date for the annual meeting was set for October 22 at 4:00 in the Judith Lane cul-de-sac; the newsletter will announce this and will also request names for anyone wishing to run for one of the board positions up for election this year

## **New Business** –

- 1 Maguire's request for additional speed bumps – The board unanimously agreed with this request to install additional speed bumps on Wright Road and Donovan Drive; R. Mullaney will secure bids about installing another 6 or 7; and this item will again be discussed at the next Board meeting.
- 2 Swimming Pools – R. Hoidahl has checked with our insurance carrier who stated all temporary above-ground pools must be fenced; otherwise we will lose our liability coverage. The next newsletter will explain this matter to all Bliss Farm residents; and anyone wishing to erect a temporary pool next spring must notify the Board of Directors ahead of time and the pool must be enclosed with a sturdy chain link or stockade fence 5 feet in height; and the gate must have a self-closing, self locking mechanism. A copy of this newsletter will be sent to our insurance carrier.

- 3 Web Site – The board discussed and agreed that our web site needs to be updated with a current listing of officers and directors; and the meeting minutes for all Board meeting since March 2006 need to be posted.

**Next Board Meeting** – The next board meeting is scheduled for Sunday 24<sup>th</sup> at 7:30 pm

Respectfully submitted:

***Randy A. Hoidahl***

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