

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

MEETING MINUTES – Board of Directors Meeting, August 26, 2007

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Shawn Goldthwaite, and Directors Bill Hankey, and Bob Mullaney.

Minutes:

The July minutes were not submitted due to a printer problem. The minutes approval was suspended until the next meeting

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

1. Jeff reported that the account receivables had increased from the prior month and that twelve homeowners were currently over three months behind in their dues.
2. Jeff reported that one homeowner's house was foreclosed upon. The bank is now responsible for paying the lein plus maintenance fees on the property which totals approx. \$5200.
3. Jeff reported that a few homeowners who are behind in their dues have been making efforts to pay back what they owe.
4. Seven homeowners have leins on their property at this time. Three of these homeowners will be taken to small claims court in order to recover back condo fees.
5. Jeff will send a reminder letter to two homeowners who are behind in an effort to get them caught up.
6. One home, currently unoccupied, is in the process of bank foreclosure. Jeff has recently put a lein on this property.
7. Jeff is waiting for completed forms to come back for the 2006 taxes.

The Treasurer's report was approved as submitted.

Old Business:

1. Database - Randy is continuing to work on a database of homeowners info. Jeff did receive some more info from homeowners, but still needs more.
2. Speed Bumps - The board decided to hold off on the purchase of the speedbumps until the Spring.
3. Elections and Annual Meeting - The annual meeting will be held at Judith Circle on September 30, 2007 at 4:30. There will be 3 open board positions this year. Shawn will write the newsletter to inform the homeowners of the meeting and the upcoming elections.
4. Budget - Jeff presented the actual 2007 budget and proposed 2008 budget to the board.

These will be presented at the annual meeting.

New Business:

1. A dog request letter was read from the owner of 13 Wright rd. The request for a small dog was approved by the board unanimously.

2. A letter was read from the owners of 27 Wright rd who requested approval on a new roof and paint. The board voted unaimously to approve both items requested.

3. A complaint letter was read about recyclables not being picked up on Rachel Ct. The board will look into this matter and see if this was overlooked by the company that picks up the recyclables.

The next meeting is scheduled for Sept. 30 at 4:00 pm at J. Katz's house.

Respectfully submitted,

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