

The meeting was called to order at 7:33PM. Officers/Directors in attendance were Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Member Steve Coppolo.

**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 \$25,588.37 and \$0 in undeposited condo fees.
2. **7** homeowners are now more than three months behind.
3. **3** homeowners are now more than six months behind.

**B. Liens**

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 liens: None
3. New liens filed: None

**C.** Several houses on the market in the association: 10 Wright Rd and 10 Donovan Dr.

**D. Small Claims**

1. **New files:** None.
2. **In progress:** 17 Donovan Dr. – Judgement in favor of Bliss Farm on May 14, filed for periodic payments. 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month (\$66.46 outstanding). 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 agreement has been signed and will file it with the Court. (\$545.25 outstanding)
3. **Findings:** None

**F. Top 4 offenders:** owe an approximate amount of \$ 4,558.00.

**G. Reminder letters:** The lawyer sent a reminder letter to 29 Wright Road.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Pittore Bros. Paving completed the work and the bill has been already paid. Discussed that they might have to come for some touch ups.
- b. FHA Certification – Steve had some updates, found some information that might prove we are not required the certification. Keep investigating to see if we can get official letter for FHA.
- c. 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. Jerry looked at the trees and gave the go ahead. The project has been stalled since they don't have the money to do it. No change.
- d. Jeff contacted Casella to find out if there is a cost to the garbage cans for the whole association. Jeff called a second time and still no results. – Still no updates.
- e. Saturday July 19 BBQ and yard sale: very successful. Will do it again next year
- f. Treatment of side of Wright Road to keep vegetation out. AOK was called out and they will fix the damage in September. With proper equipment, they cut the foliage back as discussed. Got credit for the work due to all the damage produced.
- g. The lawyer sent letter to dog owners at 10 Judith Lane to keep their dogs on a leash.

**New business**

- a. Annual meeting set for October 5<sup>th</sup>, 2014 at 3:00 PM.
- b. Discussed fence request from owner at 26 Wright Road. Requested diagram before final approval.

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