

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

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, 34), on Donovan Dr (2, 8, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 1 Donovan Dr.
3. New liens filed: None

Small Claims

1. New files: no new claims in July.
2. In progress: Kiver - 17 Donovan Dr. – New Small Claims on balance including attorney fees awarded Bliss Farm. Kiver has now a direct withdrawal for \$115 which started in April. Logan served with a notice to appear in Court..
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. Bankruptcy notice June 17

Top 7 offenders: owe an approximate amount of \$11,230.00.

Reminder letters: None in July.

15 members out of 65 did not make a payment this month. That is 23% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 22 Wright Road has offer pending. 19 Wright Road still on the market got request for 6D for Aug 28 closing. 1 Donovan Dr on the market
2. Sold:30 Wright Road.
3. Refinance: None.
4. Foreclosures: None.

Old Business

1. ByLaws and Declaration discuss - Have reviewed proposed changes still need PMM to incorporate. PMM is redoing our issue with the Parking wording.
2. Pedro and Kara Guedes 27 Wright Rd have a new boat which they didn't get permission for.
3. Damage to Olsen Rd entrance sign, Police has been contacted and Gary painted the sign. Still need to repair
4. Approved North Point estimate for loaming and seeding 10 Donovan septic damage and 13/15 Wright septic field. As well of post and signs. All work is now completed except for the signs
5. Status of the culvert on the north side of Wright Road. There is a growing hole and the ground is eroding by the wall, the pipe is being exposed. Concerned that someone is going to get hurt or pipe damaged as kids play in this area..
6. Implemented new electronic deposit system for Citizens bank, It is working well.
7. Letter from our lawyer was sent to Mark Boutina on July 14 about his vehicles parked on and blocking the street.
8. Letter from our attorney to the Wheaton's about running a business out of their garage on July 14.
9. Approved request from 26 Wright Road to put up a decorative fence between 24 and 26. Granted and Closed.

New business

1. Need to come up with a position on Kiver and Logan requests.
2. Need to set a date for annual meeting. Set for Oct 1st, 4:30PM
3. Approval of dog for 30 Wright Road.
4. Need trapper to come out and remove beavers.
5. Need to find out why the dirt continues to erode around the culvert..

Next meeting is scheduled for September 10, 2017 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.