

The meeting was called to order at 7:32PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Shawn Goldthwaite and Bob Mullaney.

Meeting Minutes – The July minutes were reviewed and approved.

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, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None
3. New liens filed: exploring the possibility of a super lien on 17 Donovan Drive.

Small Claims

1. New files 29 Wright Road small claims complaint filed.
2. In progress: 17 Donovan Dr. – Filed contempt papers. Didn't pay anything in December, January or February. Paid in March and one of the checks for \$165 bounced. Paid nothing since April.
3. Findings 34 Wright Road - 29 Feb finding for Bliss Farm for \$979.39. Got a judgement for \$980.93 on 9 Wright Road on May 24.

Top 8 offenders: owe an approximate amount of \$12,000.00.

Reminder letters: Needs to be sent to 2 Donovan Drive.

19 members out of 65 did not make a payment this month. 29% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 33 Wright Road, 36 Wright Road
2. Refinance: 4 Wright Road, 18 Wright Road, 7 Judith Lane.

Old Business

1. Need to get advertising out this week on the Yard sale. Need a flyer in every door with bbq/ yard sale info.
2. Still no registration on trailer at 16 Donovan Dr.
3. Jerry called Eversource to see if they might be able to fix the street light at Adams Pond and Wright Road which has been out for about a year, they say there is a power problem in the pole. They are currently on the third work order trying to repair the light. The LED lights are not currently available for private roads at this time.
4. 31 Wright cutting down trees on common and limited common land. Jerry tried to discuss this and was told to take action we need to take. A letter from the attorney to stop cutting down the trees and notifying that they are on violation of the by laws and NH law. They now have asked for a shed and they have not completed the landscaping they had Groundhog in to do. Attorney got the information on the insurance company and will be proceeding with the lawsuit. There is now a conflict of interest with the company that did the work, if they get named in the lawsuit, we will need to get another attorney.
5. Dogs issues. 21 Donovan St Bernard letter sent by lawyer on May 24, Also sent letter to 3 Wright Road on May 24 about their guest dog. We received a letter from 3 Wright Road's attorney. It is the board's best interest and financially to exempt the dog at 3 Wright Road.
6. 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.
7. Lawyer has reviewed the bylaws and declaration and is ready to meet with us. The board received an email on amending the declaration and we need to take it to the next step. Need to be completed for annual meeting in September or October.
8. Need to trim the broken trees on Wright Road. Need to mark them with tape. Pink tape was provided by Northpoint.

9. Issue between NorthPoint and Green has been handled. - Closed.

New business

1. Set date for annual meeting: September 25, 2016 @ 5:00PM.
2. Set meeting to discuss Declaration and by-laws changes with Lawyers office.
3. New issue reported between neighbors at 34 Wright Road and 36 Wright Road over delivery of appliances. Board has taken issue under advisement.
4. Received the new snow plowing contract from North Point. Jeff will call to discuss some items that are not too clear.

Next meeting is scheduled for September 25, 2016 at 4:00PM. Respectfully submitted by M.Santangelo, Secretary.