

The meeting was called to order at 7:26PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Robert Mullaney and Shawn Goldthwaite.

**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 \$34,909 and \$0 in undeposited condo fees.
2. **6** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

**B. Liens**

1. The current liens are: on Wright Rd (17, 27), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated liens: None.
3. New liens filed – Dec 3 - 1 Donovan and 34 Wright Road.

**D. Foreclosure Sales:** None.

**E. Small Claims court status:** 1 Donovan Dr. 17 and 34 Wright Road and 15 Donovan Drive.

**F. Top 6 offenders:** owe an approximate amount of \$10,540.

**G. Reminder letters:** None.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Snow plowing stakes up and ready for the season. Paid November and December.
- b. Trees cut back from Wright Road by Mr. B
- c. All insurance renewals complete and paid.
- d. All signs completed.
- e. Election ballot sent this month. All ballots are due back by December 31<sup>st</sup>.

**New business**

- a. Complains about beavers in Wright Road pond/culvert and tree damage. Rose will call the town to get a recommendation on a certified beaver trapper.
- b. Transition to new book keeping agency effective January 1<sup>st</sup>. Same prices and procedures.
- c. FHA certification. Current is out of date. We will need to start re cert process.