

The meeting was called to order at 7:25PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Bob Mullaney and Gary Torrisi.

**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:8 Donovan DR. and 10 Wright Road.

**Small Claims**

1. New files 19 Wright Road small claims complaint filed.
2. In progress: 17 Donovan Dr. – Lawyer still has to file the 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. We will be filing new small claims on balance including attorney fees.
3. Findings 34 Wright Road - Got judgement for \$979.39. Got a judgement for \$980.93 on 9 Wright Road.

**Top 9 offenders:** owe an approximate amount of \$9,640.00.

**Reminder letters:** No letters sent this month.

**17 members out of 65 did not make a payment this month. 26% of the residents/ home owners.**

The Treasurer's report was approved as submitted.

**Real Estate Actions**

1. Listings: None
2. Sold: None
3. Refinance: 18 Wright Road, 7 Judith Lane.

**Old Business**

1. 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.
2. 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.
3. Set meeting to discuss Declaration and bylaws changes with Lawyers office. Possibly for January or February
4. Insurance update for new policies - completed Paid Crime policy invoice still waiting for other two policies.
5. Foreclosure sale on 29 Wright Road (Joshua Wise) 22 November.
6. Put out BOD Ballot in the December statement and due back on December 31st
7. Letter sent to Donahue - 22 Wright Road about moving the unregistered cars.
8. Letter sent to Gagnon about parking on area for snow plowing
9. Put up new posts for no parking and stop sign. Didn't contact NorthPoint for estimate.

**New business**

1. Set up meeting with lawyers about declaration and bylaws on February 12.
2. Request from 1 Rachel Ct to get new dog - Approved.

Next meeting is scheduled for January 8, 2017 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.