

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353

EAST DERRY VILLAGE, NH 03041-0353

MEETING MINUTES – Board of Directors Meeting, Mar 1, 2009

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, secretary Shawn Goldthwaite, and directors Mariano Santangelo, Bill Hankey, Randy Hoidahl and Bob Mullaney.

Meeting Minutes – The December meeting minutes were approved as submitted by Shawn Goldthwaite.

Treasurer's Report (J. Katz)– A thorough Treasurer's report was provided, with the following specifics:

1. Jeff reported that the account receivables were down from last month due to a home sale that the bank paid all overdue fees with interest.
2. 17% of all homeowners are more than 3 months behind in their dues.
3. Jeff reported that there are currently eight liens on homes. There is one more lien in process to be filed and one that is too be lifted.
4. Two homeowners were served by the sheriff with documents to appear in court due to overdue condo fees.
5. Four homeowners who are more than three months behind are being taken to small claims court.
6. Jeff reported that three homes that were foreclosed on have sold. A fourth home was scheduled to be sold Jan 24, 2009. The association will be paid for back condo fees due from these homes. There was no information available on this sale as of the meeting.

The Treasurer's report was approved as submitted.

Old Business:

1. **Septic Field Replacement** – The septic field at 5 and 7 Donovan is awaiting a file design and permit to be filed March 15. Kent Septic did a flow design and recommended that the board discuss ways to decrease flow to the fields because flow is close to maximum.

2. **Database** – A form and instructions for the database project is on the website. There are currently 24 homeowners who have not filled this form out.
3. **Signs** – The board decided to wait until spring to make a decision on whether to remove the stop signs on Wright Rd.
4. **Entrance Signs** – The board received an estimate to redo both entrance signs for \$1800. The board decided to put this project on hold indefinitely due to lack of funds.
5. **ATV Usage** – The Board levied a fine against one homeowner for using an ATV on common property and roads. The homeowner contacted the board and requested the fine be reversed. The homeowner did not appear at the meeting.
6. **Pumping Station** – There is an issue with the main pumping station. The system is filling up with water from a possible underground leak and needs to be fixed before the system is damaged. Kent Septic looked at pipes and the pipes appeared to be normal.
7. **Insurance Coverage** – The insurance company for the association refused to cover damages done by the Dec. ice storm. Jeff will look into getting additional insurance coverage for possible situations like the ice storm.

New Business :

- A. **Fines** - Jeff asked to have an updated fine schedule for the association to be written. Offenses that could cause bodily injury or destruction of property will be considered as major offenses. There will also be 1st and 2nd offense listings. This needs to be posted on website.
- B. **Roads** – The board discussed whether or not to petition the town for take over of road maintenance. There are pros and cons to this and the board decided it was not in the best interest of the community to pursue this.
- C. **Septic** – The board discussed the situation that occurred in which Kent Septic was called out on a weekend. The cost was a lot more than on the weekdays and the board members were asked to be careful of this.
- D. **Taxes** – The taxes for 2008 were submitted to the accountant.
- E. **Brush Pickup** – The board set the date for brush pickup for the first or second week of May. Jeff will talk to Mike to figure out the exact dates.
- F. **Spring Newsletter** – Randy will write the Spring newsletter.
- G. **Septic Shutoff** – Jeff informed the board of the costs for installing shut off valves on

extremely delinquent homeowners septic pipes. The cost would be \$600 each valve and \$1500 installed.

The next meeting is scheduled for Mar. 29 at 7:30 pm at J. Katz's home.

Respectfully submitted by Shawn Goldthwaite, Secretary.