

The meeting was called to order at 7:38PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Member Steve Coppolo.

**Meeting Minutes** – The minutes were read and approved.

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

1. Jeff reported that the bank account was up to \$18,969,76 and \$0.00 in undeposited condo fees.
2. **8** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

#### **Leans**

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29,34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated liens: None
3. New liens filed: None

#### **Small Claims**

1. **New files:** Small claim action filed on December 3 for owners of 16 Donovan Drive and 29 Wright Road.
2. **In progress:** 17 Donovan Dr. – Judgement in favor of Bliss Farm on May 14, filed for periodic payments. 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month (\$436.42 outstanding). One of the residents at 28 Wright Road acknowledged they owned the amount we sued them for in small claims and has agreed to pay \$100/month plus the \$115/month condo fees. The agreement has been signed and will file it with the Court. (\$337.59 outstanding). Signed small claim paperwork for 34 Wright Road.
3. **Findings:** None.

**Top 6 offenders:** owe an approximate amount of \$7,067.00.

**Reminder letters:** The lawyer will send a reminder to 3 Rachel Ct, 1 Donovan Drive and 2 Donovan Drive as payment was not received this month.

The Treasurer's report was approved as submitted.

#### **Old Business**

- a. 22 Wright Road sent a request to build an addition. Plans have been reviewed by the board and approved. They are now awaiting financing.
- b. Election of Board Officers held and officers remain the same as last year - CLOSED
- c. Received a letter from Stateline Management. Jeff contacted the owner and got a proposal with and without containers. Rose will contact Casella to see if they can offer a similar plan.
- d. There are several street lights out that were reported to PSNH who has not taken action to date.
- e. Taxes have been sent to the accountant.

#### **New business**

- a. Discussed series of emails sent by 10 Donovan about the snow removal. Jerry called the homeowner to explain him about the contract and the options available to us.
- b. North Point came in twice to move snow back from the sides of the roads.

**The next meeting is scheduled for March 1, 2015 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**