

The meeting was called to order at 7:36PM. 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. **6** homeowners are now more than three months behind.
3. **5** 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 leans: 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 (\$315.07 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 \$6,630.00.

Reminder letters: 4 Judith has not made a payment since they moved in, after the lawyer sent him a letter, we got a check for \$400. The lawyer will send a reminder to 28 Wright 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. After discussing it with the lawyer who absolutely opposed to the idea and warned about the serious high liability this issue is, we decided to close this item and not pursue it. CLOSED
- c. 18 Ballots returned, that is only 28% of the association.
- d. 10 Donovan is asking permission for a small addition to the current shed. Board ok'ed and replied to homeowner.
- e. Letter sent to 28 Wright about trucks on property. Hand written note returned explaining this was temporary.
- f. Letter sent to 10 Wright about dog and cat issues.
- g. Letter sent to 24 Wright about the business in the front yard and the agreement to move it. No reply received.
- h. Letter sent to 14 Donovan on snowmobile use. Got a response indicating the snowmobile was just being moved to a more secure location in the property.
- i. We had AOK in to clean up the downed trees along the roads after the Thanksgiving storm. CLOSED.

New business

- a. Election results, 18 ballots returned (votes): J. Katz: 18, R. Crepeau: 17, S. Coppolo: 15, J. Melanson: 1, S. Williams: 1, M. Brosnan: 1, J. Hatch: 1. The board voted and the top three voted candidates were accepted.
- b. Received a letter from Stateline Management. Jeff will contact them for a quote including trash barrels.
- c. There are several street lights out that need to be called in. Various members will get the pole number and will call PSNH.
- d. Non Profit report to the State of NH, filled online and paid. We are all set for the next 5 years.
- e. Jeff reported he is currently gathering data for taxes to be sent to the accountant at the end of January.

The next meeting is scheduled for February 8, 2015 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.