

The meeting was called to order at 7:28PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Directors Gary Torrisi, Robert Mullaney and Shawn Goldthwaite.

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, 34), on Donovan Dr (2, 8, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None.
3. New liens filed: None

Small Claims

1. New files: no new claims.
2. In progress: Kiver has now a direct withdrawal for \$165 which started in December. Judge directed her to pay an extra \$50 per month until settlement is paid off. We credit interest for 2017 provided no payments are missed until up to date.
3. Findings:
 - a. Got a judgement on Hardy for \$980.93. He paid \$1,300 in December.
 - b. Got a judgement on Johnston for \$949.18. Motion on periodic payments June 14. Bankruptcy notice June 17

Top 7 offenders: owe an approximate amount of \$10,610.00.

Reminder letters: Sent to Kelley and Glidden.

11 members out of 65 did not make a payment this month. That is 16.9% of the residents/ homeowners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 19 Wright Road still on the market got request for 6D for Jan 1. Closing hopefully in 30 days.
2. Sold: 6 Wright Road
3. Refinance: None
4. Foreclosures: None.

Old Business

1. ByLaws and Declaration discuss - Did not have a quorum to pass any of the by-law changes. Only got 8 ballots out of 65.
2. Damage to Olsen Rd entrance sign, Gary has taken down and will repair on his schedule.
3. Election ballot went out in December statement, Bob, Jerry, Shawn and Mariano up for reelection. Got 10 ballots returned. Had 3 write-ins.
4. Winter newsletter to going out with the January statement.
5. Order stop sign for Donovan and Wright Rd & Rachel Ct. Need sign for bus stops which say no parking within 50 feet of the intersection.
6. Repair of manholes in Donovan Drive. Will call Tate Bros for estimate. Need to wait till April.
7. Request by 10 Donovan to put up a new garage will be approved by the board once the final plans are ready.
8. Susan Ochoa (susanjochoa@gmail.com) is installing new windows in a couple of weeks. She wants to offer to anyone who has the same model house some screens from her old windows

New business

1. Election of 2018 Officer for BOD. Officers elected, same officers remain.
2. Need to upgrade Quicken Software for 2018. Approved.
3. Collecting data for taxes will have it for the accountant by 28 Feb 2018..

Next meeting is scheduled for Monday Feb 5, 2018 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.