

**BLISS FARM CONDOMINIUM ASSOCIATION, INC.**

P.O. BOX 353  
EAST DERRY VILLAGE, NH 03041-0353

**MEETING MINUTES – Board of Directors Meeting 23 July 2006**

The meeting was called to order at J. Katz house at 7:35pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Director Bob Mullaney, Director Randy Hoidahl, and Director Bill Hankey.

**Minutes:**

The June Minutes as submitted by Shawn Godthwaite were approved with the exception of the fact that Director Randy Hoidahl did not attend the meeting and his name was removed.

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

1. The delinquent association dues continue to be a problem and the total of delinquent dues has reached an all time high. The problem is still confined to less than 15% of the association membership so action to cut services can to effect those member who keep their dues up to date.
2. The board agreed to begin turning those individual over to our lawyer seeing with have put a lien there property and taken them to small claims court with little or no result. The length of time the lien is good for was discussed and is an issue we need to talk to the lawyer about.
3. The following letters were agreed to be sent to those more than three months in the rear and not making an effort to pay up: 16 Wright – Angona, 5 Wright – Urizandi, 22 Wright –Pelletier, 29 Wright – Holmes, 14 Donovan –Coombs, 19 Donovan – Trainor. There are 3 others but they are making an effort to bring their accounts current.

The Treasure's report was approved as submitted.

**Old Business:**

1. **Septic** - The covers for the electrical panels for the pumping stations were completed by the contractor. The locks were put on and the key turned over to Kent Septic. The project was increase in scope when two addition panels where discovered.
2. **Common land use** - The idea of putting a cell tower in the common land at the east end of Wright Road was put on hold do to the fact that the town informed us that the land is not zoned for that. We are now looking into making that a fence enclosed area to store Trailers, Campers and Boats. We also need to take to our lawyer on the liability issue.
3. **Vandalism** - We have had three more problems with damage over the last couple of weeks. First is the loss of two Light poles and lights at the West end of Wright Road. The damage included breaking the poles off at ground level and busting the carriage lights on the top. Both PSNH and the Police have been called out. PSNH has also been called about replacing them with metal poles and traditional street lights. The board also discussed the need for a security camera system in the area.
4. **Paving of Marcel Court** – We completed the paving of Marcel Court. A sign will be ordered and a post we be put up to mark the street and allow for

plowing

5. **Snow Plowing** – We have asked for estimates for plowing the association for A-1 and Christopher Merrill for this winter. We have also asked Merrill for an estimate for repair and placement of speed bumps and sealing the cracks in the road before winter.

**New Business:**

1. **Request from Members** – The board approved the following requests from association members. An above ground pool for 18 Wright Road. A farmers porch for 1 Rachel Court. And painting of the exterior of the house and a fence for 19 Wright Road.
2. **Violations** - The following violations of the condo documents were noted and letters will be going out to the member to correct this issues. They include the following:
  - a. **Fence Repair** – Both 16 Donovan and 22 Wright Road have fences that need repair and painting.
  - b. **Pools** – Several Pools that do not meet our condo docs have been erected at 2 Wright, 4 Wright, 16 Wright and 5 Wright Road. These pools are not 48inches high and therefore must be fenced or taken down every night. Letters will be sent to this effect to all members at the above addresses.
3. **Meeting with our Lawyer** – A meeting has been set up for the 26<sup>th</sup> of June with our Lawyer to discuss how to help enforce our condo docs and what can be done for non compliance.

**Next Meeting** - The next meeting will be held at 8 Judith Lane on 27<sup>th</sup> of August at 7:30pm