

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

MEETING MINUTES – Board of Directors Meeting, July 30, 2007

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Shawn Goldthwaite, and Directors Bill Hankey, Kevin Yorke and Bob Mullaney.

Minutes:

The June minutes were approved with one change 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 a small amount from the prior month and that all major bills were paid to date.
2. Jeff reported that one homeowner's house was scheduled to be auctioned last week. A new lien has been placed on the property to include property maintenance fees as well as the regular association dues.
3. Jeff reported that three small claims cases have been filed against homeowners who are extremely overdue in their condo fees. A fourth may be filed this month on a home scheduled for auction.
4. Six homeowners have liens on their property at this time.
5. Jeff is waiting for completed forms to come back for the 2006 taxes.

The Treasurer's report was approved as submitted.

Old Business:

1. Common Land Issues - Both entrances have been cleaned up and new flowers and trees planted
2. Database - Randy is continuing to work on a database of homeowners info. Jeff did receive some more info from homeowners, but still needs more.
4. Approval Letters - Approval letters were sent to the owners of 2 Donovan drive for vinyl siding and 38 Wright rd for an above ground pool installation.
5. Fence - The fence on 15 Donovan rd has been repaired as requested by the board.
6. Speed Bumps - Jeff is waiting to see the status of funds available before the speedbumps are ordered. The Common Land maintenance and clean up has taken more money than budgeted.

New Business:

1. **Management Firm** - The idea of turning over association control to a management firm was discussed. Randy said that he would check into what it would cost to do this.

2. **Elections and Annual Meeting** - The annual meeting is scheduled for September 30, 2007 at 4:30 pm. There will be 3 open board positions as of Jan 2008.

3. **2008 Budget** - Jeff will present a proposed 2008 budget at the next board meeting. The association board will go over it then and the final budget proposal will be presented at the annual meeting.

The next meeting is scheduled for Aug. 26 at 7:30 pm at J. Katz's house.

Respectfully submitted,

Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association