

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Randy Hoidahl and Shawn Goldthwaite.

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

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

#### **A. Current Financials**

1. Jeff reported that the account receivables were slightly up from last month and that the bank account was up to \$19,412.08 and \$0 in undeposited condo fees.
2. The account receivables balance is now \$19,558.50.
3. **10** homeowners are now more than three months behind.
4. **9** homeowners are now more than six months behind.

#### **B. Aging accounts**

1. Jeff reported that the homeowner at 1 Donovan Drive has sent a payment for \$250.00 for May but no payment in April or June. Lawyer is filing a contempt paper work.
2. Jeff reported that the homeowner at 26 Wright Rd. has sent no payment in May or June. Lawyer is filing a contempt paper work.
3. Our lawyer still trying to pursue a hearing to recover the money from 16 Donovan
4. We have received two checks from 10 Judith Ln. Periodic payment hearing in court 1 June 2010 decided owner is required to pay \$230.00 a month and he only paid \$215 in June
5. The house at 32 Wright Rd has been given to the bank under Chapter 7. A lien on the property has been placed. We have the right to \$600.00.
6. The homeowner at 29 Wright Rd. has paid \$1,100 cash last month for back condo fees.
7. There are currently six homeowners who are over ten months behind in their condo fees. These six homeowners account for approximately \$13,800 of owed monies

#### **C. Liens**

1. There are currently 6 liens taken out on homeowners for nonpayment. They are as follows: 32 Wright Rd updated, 1 Donovan Dr, 14 Donovan Dr updated, 17 Wright Rd, 26 Wright Rd and 10 Judith Ln.
2. No liens have been vacated due to payment received.
3. New lien is needed for owner at 29 Wright Rd.

**D. Small Claims court status** – Motion for payment on 16 Donovan. A hearing for a motion for payment for 10 Judith Ln was scheduled for June 1 and required them to pay extra \$115 for back fees. The lawyer filed the following small claims cases: 32 Wright Rd., 14 Donovan Dr. and 17 Donovan Dr.

**E. Foreclosure Sales:** 32 Wright Rd – 28 October 2009 given to the bank in Chapter 7. Sale scheduled now for June 2 at 2PM

**F. Sold Properties:** 1 Rachel Ct and 16 Wright Rd. Working on 9 Wright Rd.

The Treasurer's report was approved as submitted.

## **Old Business**

1. **Signs:** Nothing to report
2. **Status** on Kevin York on BOD. Still working and went around knocking on door of people we still need to verify for garbage disposal
3. **Database:** Database is still not complete.
4. **Garbage Disposals:** The board is currently in the process of checking out whether homeowners are using garbage disposals in their residences. All the letters to houses not sent have been sent. The process is about 80% complete.
5. **Septic turnoffs:** a letter needs to go out to our lawyer to check status on this issue
6. **Taxes:** still at the accountant's
7. Guard rails were complete
8. Investigate "super lien" – in work with our lawyer. We learned that this is available in NY and MA. The NH House is scheduled to look at this.
9. Septic field – 3-5 Donovan Dr. Approved by the State will begin construction. Voted to pay Peter Stockton to oversee work on septic construction
10. Fix road at Olson end of Donovan completed. Have to complete same work at Judith and Wright
11. 5 Donovan Dr. request for house color change was approved.
12. 4 Donovan Dr. requested permission to remove a tree between 2 and 4 Donovan Dr. The request was approved.

## **New Business**

1. Discussed bus company complain
2. Jeff will contact the owner at 10 Judith Lane to explain issue.
3. Bad pump on big field. The good pump is being overloaded. Need to talk to Kent to discuss options.

**The next meeting is scheduled for July 25, 2010 at 7:30PM at J. Katz's home.**

**Respectfully submitted by Mariano Santangelo, Secretary.**