

The meeting was called to order at 7:36PM. Officers/Directors in attendance were VP Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and William Hankey.

Meeting Minutes – The June 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 bank account was up to \$30,168.49 and \$0 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **8** homeowners are now more than six months behind.

B. Liens

1. The current liens are: on Wright Rd (17, 26, 29), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated liens: need to vacate 32 Wright Rd (sold).
3. Need to be filed - None.
4. New liens to file: None.

D. Small Claims court status –16 Donovan Dr and 29 Wright Rd are in process. Will start action on 17 Donovan Dr.

E. Foreclosure Sales: 17 Donovan Dr – auction sale on Jan 14. 32 Wright Rd. to make sale on July 7. 12 Donovan is set up for August 3, 2011 (up to date on condo fees). 29 Wright Rd set for July 14, 2011.

F. Top 6 offenders: owe an approximate amount of \$13,200.

G. Reminder Letters: sent to homeowners of 14, 16 & 19 Donovan Dr. and 17 Wright Rd.

H. Lawyer: discussions about 1 Donovan Dr and 26 Wright Rd. for violation of court orders.

I. Sale on 32 Wright Rd and 7 Donovan being worked.

The Treasurer's report was approved as submitted.

Old Business

- a. Database: Rose provided information of residents that haven't replied. 3 residents didn't want to provide any.
- b. Sign for houses on 12, 14 and 16 Wright Rd has been installed.
- c. Need to update signatures on checking accounts. Will schedule a day good for everyone to meet at the bank.
- d. Will notify the lawyer to start the process to change the bylaws to allow us to enforce Parking on street and towing.
- e. A-OK has corrected areas not cut last time and price stayed the same.
- f. Call for update of database, Rose went knocking on some doors based on database list. Got all data possible.
- g. Taxes are now at the accountant.
- h. Sweep the streets and fill all the cracks has been completed.
- i. Failing septic field on Wright Road status. Work completed.
- j. Installation date for the speed bumps is set to week of June 11.
- k. Received notice from lawyer 29 Wright Rd that has declared Chapter 7 and foreclose sell. Sent to our lawyer for action. Also received new letter for foreclosure sell in July.
- l. Look into automatic deposit for condo fees with bank. The presentation will be done when the new checking accounts cards are signed.

New business

- a. Discussed the decreasing values of the houses due to the numbers of foreclosures.
- b. Discussed that 15% of delinquency rate on condo fees will cause loans and refinancing to not be approved not matter personal conditions.
- c. The board voted unanimously William Hankey back into the board due to Randy Hoidahl's resignation.

The next meeting is scheduled for August 7, 2011 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.