

The meeting was called to order at 7:30PM. Officers/Directors in attendance were Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Directors Gary Torrisi, Robert Mullaney.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided.

Leans

1. The current liens are: on Wright Rd (5, 9, 17, 26, 27, 28, 34, 36), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 10 & 19 Wright Road
3. New liens filed: None

Small Claims

1. New files: new claim against Finlayson filed this month
2. In progress: Kiver has now a direct withdrawal for \$165. We credit interest for 2017 provided no payments are missed.
3. Findings: None

Top 7 offenders: owe an approximate amount of \$7,511.00.

Reminder letters and current action

1. St Jean: it looks like they are having a fair amount of trouble. Our lawyer heard from Jim Battye that they were going to take care of the fees when they got their tax return
2. Finlayson: has not reached out to us to make payment arrangements. We have a lien and have filed for Small Claims.
3. Letter sent to Hardy about cars and dog on May 9. We have received no response.
4. Letter sent to Hanscom about kids toys all over the front yard, the toys have been moved to the side yard.
5. Letter sent to Wheaton about running a business from their home was sent on June 26. No response received.
6. Letter was sent to town about the damage to Wright Road. Town sent Continental to fix road and patch grass.

18 individuals out of 65 did not make a payment this month! Back to our old tricks.

The Treasurer's report was approved as submitted.

Real Estate Actions

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| 1. Listings: 7 Judith, 5 Judith (9 June) | Sold: 36 Wright Road |
| 2. Refinance: None | Foreclosures: None |

Old Business

1. ByLaws and Declaration discuss - Lawyer is rewriting the by-law changes. Will provide package to take to homeowners
2. 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. Will also add some "pick up after your dog" signs. Signs received.
3. Repair of manholes in Donovan Drive. Continental is too busy and can't even quote this year. Pushed to 2019.
4. Need to get letter out to 9 Wright Road about picking their dog's poop. Sent - Closed.
5. Septic field repair to field behind 12, 14, 16 Wright. Work to start on July 16.
6. Date for Yard and BBQ set for August 4.
7. Holes are forming once again in the ground over the culvert next to 2 Wright. North Point is going to repair for \$1,900
8. We need to remind some of the homeowners about maintenance, curb appeal and overall cleanliness of their yards. Jeff will walk around with someone else to come up with the list of homes.
9. Filed letter with town of Derry about the damage in the lawn and road caused by the paving machine their contractor parked there. Town has completed the repairs. Closed.

New business

1. 1 Donovan asked that dead trees to be taken down on Common Land. There are 3 trees tow are on common land and one is on limited common land. The one on limited common land need to be paid by 1/3 Donovan. The association will take down the other 2.
2. 27 Wright Road have asked to remove trees that are overhanging house. Jerry has given permission. Jerry also gave permission for a fence to go around their backyard. The pool is still and open item.. Must have 54 inches wall or 4 foot fence around the pool.

3. 3 Wright Road has asked to repair the front porch. Two of the support posts have rotted. They would also like to have tree limbs cut back as they are encroaching on the roof.

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