

The meeting was called to order at 7:33PM. Officers/Directors in attendance were Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Shawn Goldthwaite and Bob Mullaney.

Meeting Minutes – The June minutes were reviewed and approved.

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

Leans

1. The current liens are: on Wright Rd (5, 9, 10, 17, 27, 28, 29,34), on Donovan Dr (1, 2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 8 Donovan Dr.
3. New liens filed: exploring the possibility of a super lien on 17 Donovan Drive.

Small Claims

1. New files 29 Wright Road small claims complaint being prepared.
2. In progress 17 Donovan Dr. – Filed contempt papers. Didn't pay anything in December, January or February. Paid in March and one of the checks for \$165 bounced. Paid nothing since April.
3. Findings 34 Wright Road - 29 Feb finding for Bliss Farm for \$979.39. Got a judgement for \$980.93 on 9 Wright Road on May 24.

Top 8 offenders: owe an approximate amount of \$7,500.00.

Reminder letters: None.

12 members out of 65 did not make a payment this month. 18% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Old Business

1. Need to get advertising out this week on the Yard sale. Need a flyer in every door with bbq/ yard sale info.
2. 22 Wright - outside is being completed.
3. Still no registration on trailer at 16 Donovan Dr.
4. Ronan at 7 Donovan has registered an issue about a large bush at 5 Donovan which is growing into the main power boxes. AOK to fix this on June 9. In addition area on Wright Rd and area on 12,14,16 will be handled at the same time. All work is completed. Closed.
5. Jerry called Eversource to see if they might be able to fix the street light at Adams Pond and Wright Road which has been out for about a year, they say there is a power problem in the pole. They are currently on the third work order trying to repair the light. The LED lights are not currently available for private roads at this time.
6. Gary to call Kent back and have him come back and redo the outside of his house that they tore up to fix the broken pipe. He is still getting a small amount of water in his basement. Should be coming to fix it next week. Work is now complete. Closed.
7. 31 Wright cutting down trees on common and limited common land. Jerry tried to discuss this and was told to take action we need to take. A letter from the attorney to stop cutting down the trees and notifying that they are on violation of the by laws and NH law. They now have asked for a shed and they have not completed the landscaping they had Groundhog in to do. Attorney got the information on the insurance company and will be proceeding with the lawsuit. There is now a conflict of interest with the company that did the work, if they get named in the lawsuit, we will need to get another attorney.
8. Dogs issues. 21 Donovan St Bernard letter sent by lawyer on May 24, Also sent letter to 3 Wright Road on May 24 about their guest dog. We received a letter from 3 Wright Road's attorney. It is the board's best interest and financially to exempt the dog at 3 Wright Road.

9. Logan's mortgage company request for questionnaire and other information has been completed 3 more times by Jeff. Should close on refi soon and be able to pay back condo fees. Loan granted, back fees have been paid at closing and lien lifted. Closed.
10. US Forest Service has completed their survey on our land on May 31. - Closed.
11. Tree removal on 25 Wright. Letter sent by our lawyer. 27 May a cease and desist notice and notice of Timber Trespass was sent to Mr. Grigorjev.
12. Lawyer has reviewed the bylaws and declaration and is ready to meet with us. The board received an email on amending the declaration and we need to take it to the next step. Need to be completed for annual meeting in September or October.

New business

1. Need to trim the broken trees on Wright Road. Need to mark them with tape.
2. Issue between NorthPoint and Green has been handled.

Next meeting is scheduled for August 7, 2016 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.