

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

MEETING MINUTES – Board of Directors Meeting, Jun 24, 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, and Kevin Yorke.

Minutes:

The May minutes were approved 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 up considerably from the prior month and that all major bills were paid to date.
2. Jeff reported that one home owner's house was scheduled to be sold already. The sale fell through and the bank, Beneficial Finance now owns the house. Once the date of foreclosure is known, the bank will be responsible for all condo fees and property maintenance from that point. The previous owners will be responsible for the back condo fees up until the point of foreclosure and will have to be taken to court for payment default and default on previous small claims judgment.
3. Jeff reported that four homeowners will be taken to small claims court for nonpayment of condo fees.
4. Four homeowners have liens on their property at this time. Two additional liens are forthcoming if the homeowners fail to make promised payments.
5. One home currently is unoccupied and the owners have failed to make any recent payments. Jeff sent them a letter requesting the back dues. If payment is not made by July 15 Jeff will put a lien on the property.
6. Jeff is waiting for completed forms to come back for the 2006 taxes.

The Treasurer's report was approved as submitted.

Old Business:

1. **Clean up** – The roads have now been sealed and the entrances cleaned up. The brush day was a success and all the brush from last winter's ice storms has been chipped.
2. **Dogs** - The board read a letter from a homeowner who questioned the policy in regard to invisible fences. A letter of explanation to the dog owner as to why the policy has been adopted has been sent.
3. **Database** - Randy is continuing to work on a database of home owner's info. Jeff did receive some more info from homeowners, but still needs more.

4. Tree Removal – The board sent a letter approving a request to remove trees at 25 Wright Rd.

5. Contractors - Jeff sent a note on the top of the last bill to let people know that if they call a contractor to do work in the community that they will be responsible for the bill unless they have received permission from the board to do so.

6. Speed Bumps – Jeff is ready to order the new speed bumps, but is waiting on the available funds status after bills are paid up.

7. Fences – The board received a letter from 15 Donovan that stated their fence was scheduled to be replaced the 3rd week of June. The board sent an approval letter to 7 Wright Rd for their fence proposal.

8. Dog approvals – The Board sent a letter to 18 Wright Rd approving a request for an Australian Sheppard. The Board sent an approval letter to 1 Rachel Ct for 2 French Bulldogs.

New Business:

1. A letter was read from the owner of 2 Donovan requesting approval to replace current siding same color as existing. The Board approved the request.

2. The board approved a request from 38 Wright Rd to install an above ground pool.

3. The board discussed a tentative date for the annual meeting. The date was set for September 30 at 4:30 pm.

The next meeting is scheduled for July 29 at 7:30 pm at J. Katz's house.

Respectfully submitted,

Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association