

**BLISS FARM CONDOMINIUM ASSOCIATION, INC.**

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

**MEETING MINUTES – Board of Directors Meeting, Jun 29, 2008**

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 Shawn Goldthwaite, and directors Randy Hoidahl, Mariano Santangelo and Kevin Yorke.

The April minutes were approved as submitted by Shawn.

**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 about 13% of homeowners are more than 3 months behind in their condo fees.
2. Due to the increase in service charges with the previous bank, Jeff opened new accounts at Citizens bank. The Sovereign account is no closed.
3. Jeff reported that there are currently seven liens on homes. There are two more possible liens to be filed.
4. This month Jeff had only received 41 out of 64 units fees(30%).
5. Jeff reported that there are no small claims court cases in process at this time. A court date has been set for two homeowners who have refused to pay their condo fees.
6. Six homeowners received warning letters for being behind in their payments. Only one homeowner responded to the letter.
7. The 2007 Condo Federal Taxes have been given to the accountant who has filed for an extension.
8. One homeowner is in contempt of court for not paying the amount the court ordered them to pay. They have been informed of their contempt status and they responded with a payment. The homeowner has requested another payment plan which the lawyer will handle.
9. Two homes in the association are being foreclosed on and sales are scheduled.

The Treasurer's report was approved as submitted.

**Old Business:**

1. **Database** – A form and instructions for the database project will go out to every homeowner with the next bill.

2. **Speed Bumps** – A1 is working on a proposal for removable speed bumps.

3. **Web Site** - Mariano is continuing his work on the new website for the association and it is current and up to date. He has also transferred the hosting service to a company which charges significantly less for more features.

**New Business:**

1. **Car Break in** – One homeowner reported that their minivan was broken into and items were stolen
2. **Mailbox post** – One homeowner was reimbursed for damage to their custom wooden post that was broken by a snowplow.
3. **Pump Problem** – A septic pump needed to be repaired at 29 Wright Rd. AAA Pumps have been paid for that repair.
4. **Deck proposal** – The homeowner at 4 Donovan brought in a deck proposal plan for review. The new deck proposal was approved.

**The next meeting is scheduled for July 27 at 7:30 pm at J. Katz's house.**

**Respectfully submitted,**

**Shawn Goldthwaite, Secretary  
Bliss Farm Condominium Association**