

The meeting was called to order at J. Katz house at 7:35 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bill Hankey and Bob Mullaney.

Meeting Minutes – The May 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 account receivables were slightly down from last month and that the bank account was up to \$17,382.46 and \$1,409.18 in undeposited condo fees.
2. The account receivables balance is now \$17,453.01.
3. **11** homeowners are now more than three months behind.
4. **6** homeowners are now more than six months behind.

B. Aging accounts

1. Jeff reported that the homeowner at 1 Donovan Drive has sent a payment for \$250.00
2. Jeff reported that the homeowner at 26 Wright Rd. missed the payment last month
3. Our lawyer still trying to pursue a hearing to recover the money from 16 Donovan
4. We have received two checks from 10 Judith Ln. Periodic payment hearing in court 1 June 2010
5. The house at 32 Wright Rd has been given to the bank under Chapter 7. A lien on the property has been placed. We have the right to \$600.00.
6. The homeowner at 29 Wright Rd. has paid \$1,100 cash for back condo fees.
7. There are currently five homeowners who are over ten months behind in their condo fees. These five homeowners account for approximately \$12,300 of owed monies.

C. Liens

1. There are currently 7 liens taken out on homeowners for nonpayment. They are as follows: 32 Wright Rd updated, 1 Donovan Dr, 14 Donovan Dr updated, 17 Wright Rd, 26 Wright Rd, 1 Rachel Ct voided and 10 Judith Ln.
2. No liens have been vacated due to payment received.
3. No new liens were filed.

D. Small Claims court status – Motion for payment on 16 Donovan. A hearing for a motion for payment for 10 Judith Ln was scheduled for June 1. The lawyer filed the following small claims cases: 32 Wright Rd., 14 Donovan Dr. and 17 Donovan Dr.

E. Foreclosure Sales: 32 Wright Rd – 28 October 2009 given to the bank in Chapter 7. Sale scheduled now for June 2 at 2PM

F. Sold Properties: 1 Rachel Ct and 16 Wright Rd.

The Treasurer's report was approved as submitted.

Old Business

1. **Signs:** The stop sign on Judith and Wright was repaired
2. **Status** on Kevin York on BOD. Still working and went around knocking on door of people we still need to verify for garbage disposal
3. **Database:** Database is still not complete. The hosting was paid for another year. A section in the website is now

available to upload condo files (as a backup system)

4. **Garbage Disposals:** The board is currently in the process of checking out whether homeowners are using garbage disposals in their residences. All the letters to houses not sent have been sent. The process is about 80% complete. A report on garbage disposal was presented by Mariano. Some of the board members will meet one evening and will try to check the remaining houses
5. **Septic turnoffs:** a letter needs to go out to our lawyer to check status on this issue
6. **Taxes:** were sent to the accountant
7. Guard rails were complete at the West end of Wright Rd
8. Investigate "super lien" – in work with our lawyer. We learned that this is available in NY and MA. The NH House is scheduled to look at this.
9. Septic field – 3-5 Donovan Dr. Still working approval from State. Issues with 3 vs. 2 Bedrooms.
10. Clean up and trash pickup day- it was decided not to do it.

New Business

1. Speed bump petition for Judith Lane. The Board voted to deny the petition; the bump will stay but will be modified to allow the easy traffic of one of the handicapped residents of the Lane.
2. Fixed road at Olson and Wright Rd. Laid down some stones, to fix washed out road.
3. 5 Donovan Dr. request for house color change was approved.
4. 4 Donovan Dr. requested permission to remove a tree between 2 and 4 Donovan Dr. The request was approved.

The next meeting is scheduled for June 27, 2010 at 7:30PM at J. Katz's home.

Respectfully submitted by Mariano Santangelo, Secretary.