

The meeting was called to order at 7:38PM. Officers/Directors in attendance were Treasurer Jeff Katz, President Jerry Iacuzio, 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, 10, 17, 26, 27, 28, 34, 36), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None
3. New liens filed: Hilfiker (26 Wright Road)

Small Claims

1. New files: will be filing a new claim against Finlayson 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: Court order for the Belanger's has been approved by the court

Top 7 offenders: owe an approximate amount of \$7,050.00.

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 are filing for small claims court.
3. Letter sent to Guedes for late fees and received a check
4. Letter sent to Hardy about cars and dog on May 9
5. Letter sent to Hanscom about kids toys all over the front yard, the toys have been moved to the side yard.

10 individuals out of 65 did not make a payment this month! Best in months!

The Treasurer's report was approved as submitted.

Real Estate Actions

- | | |
|---|---------------------------------|
| 1. Listings: 36 Wright Road / 7 Judith, 5 Judith (9 June) | Sold: 36 Wright Road is Pending |
| 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
3. Repair of manholes in Donovan Drive. Continental is too busy and can't even quote this year.
4. Trash pick up was moved to Thursday starting May 1st. - Closed.
5. Need to get letter out to 9 Wright Road about picking their dog's poop.
6. Septic field repair to field behind 12, 14, 16 Wright. Design completed and approved by NH. Awaiting 3 bids from installers.
7. Brush pick up completed on June 1.
8. Date for Yard and BBQ set for August 4.
9. 10 Judith Ln painted the house a different color without approval. Jerry will talk to homeowner about decision to skip request.
10. Holes are forming once again in the ground over the culvert next to 2 Wright. North Point is going to repair for \$1,900
11. 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.

New business

1. Approve boxer fro 1 Donovan once condo fees were up to date. They re now current.
2. Urnek notified he is redoing his roof the same color.
3. The beavers were back and the trapper was called and caught 2.

Next meeting is scheduled for Sunday July 8, 2018 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.