

The meeting was called to order at 7:31PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Shawn Goldthwaite and Bob Mullaney.

Meeting Minutes – The May 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, 8, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: Released old lien on 7 Judith Lane..
3. New liens filed: exploring the possibility of a super lien on 17 Donovan Drive..

Small Claims

1. New files 29 Wright Road needs a small claims complaint filed, already sent them the warning letter and they didn't pay.
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 in April and May.
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 \$9,086.00.

Reminder letters: None.

18 members out of 65 did not make a payment this month. 28% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Old Business

1. 22 Wright - completed working inside. Outside seems complete except for the deck on the front of the house.
2. Neighbors at 34 Wright Road and 36 Wright Road have been quiet this month. Lawyer provided one of the parts the evidence required for action to be taken. For the Board, this issue is now closed.
3. 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 Ra and area on 12,14,16 will be handled at the same time.
4. 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.
5. Comcast finally fixed the areas they dug up over the winter.
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.
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.
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.

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.
10. US Forest Service has completed their survey on our land on May 31.

New business

1. Tree removal on 25 Wright. Letter to be going out from our lawyer. 27 May a cease and desist notice and notice of Timber Trespass was sent to Mr. Grigorjev. 31 Wright Road action will set the precedence for our action here. It is key we get people to understand they must get permission before they cut.
2. Lawyer is reviewing the bylaws and declaration and will be meeting with us shortly to propose changes.
3. Approved removal of 2 pines at 3 Donovan in the back of the house.
4. Approved removal of trees hanging over the house at 5 Donovan.
5. Approved removal of one pine at 15 Donovan that is ripping up the driveway.
6. Read AOK the riot act as to their lack of responsiveness to our requests and they responded the next day and provided extra plants and work at the 2 entrances.
7. Approved request for improvements sent by 13 Wright Road,

Next meeting is scheduled for July 10, 2016 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.