

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

MEETING MINUTES – Board of Directors Meeting, March 12, 2006

The meeting was called to order at Jeff Katz's house at 7:30 pm. Officers/Directors in attendance were President Gerry Iacuzio, Vice President/Treasurer Jeff Katz, Director Randy Hoildahl, Director Bill Hankey, and Director Bob Mullaney.

Review and approval of February 2006 Minutes – The board review the minutes and Gerry Iacuzio motioned that they be accepted as written. Randy Hoildahl second the motion and the minutes were accepted by the board unanimously.

Treasurer's Report (J. Katz)– A thorough Treasurer's report was provided, with the following specifics:

1. Jeff presented the monthly financial Statement for February 2006. It was pointed out our accounts receivable have begun to decline in the last month. The current figure is \$9,605.54 compared to \$11,103.96 in January 2006. It was also pointed out that 2 of 3 cases we have in small claims court are settled and paying back fees.
2. Jeff confirmed that he had transferred \$10,000 from the checking to the Money market account in February. Current balance in the money market account is \$22,243.90 which is the highest it has been since we repaired the septic systems. Jeff is maintaining about \$25,000 in our checking account so we are not charged a service charge of up to \$30. He will transfer another \$5000 to \$10,000 at the end of March.
3. He reported that we have settled with two of the three members we have taken to small claims court. Both those individuals have signed agreements to pay up to date within the next year. The third individual has been served by the Rockingham County Sheriff to appear and show merit why they should not pay on the 23rd of May. If the individual does not show they will be held in contempt and arrested. We have one other member who will be taken to court in the next month if they do not make a better effort to become current.
4. The taxes were taken to the accountant this past week. Due to the fact that corporations must file by the 15th of March our accountant will be filing for an extension. The actual taxes will be filed in the next month.

Bill Hankey made a motion to accept the treasurer report. The motion was second by Randy Hoildahl. The board unanimously voted to accept the Treasurer's report as submitted.

Other agenda items:

Old Business

Association Lawyer - In light of our current lawyer from Uchida and Hebert leaving the firm we have decided to retain the services of the law firm of Parnell and McKay PLLC as our new attorneys. This firm is in Derry, NH and Mr. Parnell is a member of our association. The condo records have been requested to be transferred to Parnell and McKay. The board will have Mr. Parnell in to talk to the

board within the next couple of months.

Covers for Pumping Station Electrical Boxes– B. Mullaney was enlisted to provide us an estimate to build the enclosures for the pumping station electrical boxes to protect and secure them. Once built a set of common key locks will be procured and keys will be given to Kent Septic and two board members. In addition, Gerry lacuzio took an action to call Kent Septic to get a set of key for the locks that are currently on the boxes and to ask Kent to repair yet again the vents on the septic field at Wright and Donovan. In addition, next filters will need to be purchased that were also destroyed when the vents were broken off.

Plowing for next year and Town of Derry offer – In response to our letter to the public works department of the Town of Derry. Mr. Cote called Jeff Katz and they discussed the possibility of taking over the roads. Mr. Cote stated that this would not be possible due to the set back of some of the houses and no easement. In addition, the fact that we have private septic lines running under the roads would also prevent the town from taking the roads. Mr. Cote did suggest that we ask the town to take over the winter maintenance of the roads on a contract basis. This would mean the roads would be plowed and treated by the town for a price. The board discussed this and decided to get an estimate from the town and also get an estimate from A-1 for a package that included plowing and treatment. We would then make a decision once we had the both estimates in hand.

Vandalism – The board discussed the fact that the activity continues to persist at the Olson Rd end of Wright Road. Numerous members of the association have been calling the police and we have seen an increase in police patrols in the neighborhood. This is not the complete answer to the problem. We still need a video of the individuals involved in the act. We continue to ask that all association members be vigilant and report all activity to the Derry Police. The board also discussed the increase speeding within the development. One of the suggestions was to add more speed bumps. The board will look into the removable speed bumps to allow us to remove them in the winter to allow the contractors to plow with out damage to their equipment

New Business

Request by individual members for improvements – We had two request this month for work at individual improvements.

First request was from 3 Wright Road for permission to construct a privacy fence between their house and 5 Wright Road. The request was accompanied with plans and a letter of support from the abutters. The board approved the request for a 15 foot fence not higher than 6 foot to be complete by 1 June 2006.

The second request was from 33 Wright Road to plant 2 trees and three scrubs to form a hedge in front of there fence. The board approved the request but asked that the two trees be planted at least 6 feet back from the road to prevent the root system from affecting the road.

The board also approved the trimming of trees along the entrance of Wright Road at the Olson end. The removal of a dead tree at 5 Judith Lane and pruning the trees between 8 and 10 Judith Lane that are entangled in the power lines.

Lawn Mowing and clean up for spring – Jeff is to get an estimate from A-1 to provide services this summer. Included in the estimate in addition to the cutting of the grass on the common land we will have them maintain the beds at both ends of Wright Road and move large rocks at the end of each speed bump.

The board will also look into have a clean up day in April to have the litter picked up and also a dumpster to collect garbage around the community.

Upkeep of Limited common land – Gerry lacuzio listed several properties that need to repair or fix fences or lawn. In addition, he identified people taking down trees without permission. Letters will be sent to those individual asking them to take corrective action.

Reviewed and Approval of Monthly Newsletter and Welcome Letter - Randy Hoildahl presented to the board the March newsletter and a welcome letter for new members joining Bliss Farms. The board approved the letters with only minor changes.

Board member reimbursement - The board voted that in light of all the court action lately that board member who take time off from work to support the court appearances will be paid \$50 an hour for that service. These fees will be recouped from the individual who is being brought to court as part of the settlement.

The meeting was called complete at 0845. The next Board of Directors meeting will be on April 9th at 7:30 pm at Jeff Katz house.

Respectfully submitted,

Jeffrey Katz for

Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association