

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and Shawn Goldthwaite.

Meeting Minutes – The January 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 bank account was up to \$15,237.90 and \$2,677.12 in undeposited condo fees.
2. **13** homeowners are now more than three months behind.
3. **7** homeowners are now more than six months behind.

B. Liens

1. The current liens are: on Wright Rd (17, 26, & 32), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated liens – None.
3. Pulled paper work for 27 Wright Rd., owner paid to be less than 3 months behinds.
4. New liens to file: None.

D. Small Claims court status – 32 Wright Rd. is the only one still in progress. Started actions on 16 Donovan and 29 Wright Rd.

E. Foreclosure Sales: 17 Donovan Dr – foreclosed on July 14 will be on auction sale on January 14. 32 Wright Rd. action sale 16 January 2011 completed no news on outcome.

F. Top 5 offenders: owe an approximate amount of \$12,295.

G. Reminder Letters: will be sent to homeowner of 29 Wright Rd., 15 Donovan Dr., 16 Donovan Dr. 19 Donovan Dr. and 17 Wright Rd.

H. Notified our lawyer to let him know of non payment on court order for 1 Donovan Dr. and 26 Wright Rd. Payment was received the next day.

The Treasurer's report was approved as submitted.

Old Business

- a. Database: Database is still not complete. Another round of forms will go out trying to get majority of data.
- b. Filing System: Randy is working on it.
- c. Sign requested by the Fire Department for houses on 12, 14 and 16 Wright Rd will be installed after soon as weather permits.
- d. Moved snow back from the roads to allow plowing. Large front loaded costs for a day \$1,250, a little more than expected.
- e. Kent received the go ahead to pump the tanks.
- f. Rose researched the by-laws on single room rental. This is not allowed and will need to keep an eye on the issue.
- g. Officers for Boards of Directors are all set. Need to update signatures on checking accounts.

The next meeting is scheduled for March 27, 2011 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.

New business

- a. Report on electrical box damage. Lost power for 2 hours, the contractor's insurance will take care of the costs.
- b. Received a notification from the state of NH, we need to pay \$75 to re instate the Bliss Farm name.
- c. Parking on street and towing need to change in bylaws in order to enforce.
- d. Also need to change the bylaws in order to execute denying of services.
- e. A spring newsletter is coming, Randy will put it together.
- f. The landscaping contract is up. We need to get bids from A1, Mike Amgerami, a-OK, Thophy Landscaping, Bob Taylor, Matt's Landscaping.
- g. We decided to do the following in the spring: street sweep, seal rounds, speed bumps after June 19. We are not going to rent a dumpster, due to high delinquency in the condo fees.
- h. Taxes to accountant. All paperwork is set, need to take them to him.
- i. We received a request to pay for a broken fence, since the fence is decorative and against the bylaws, we are not going to pay for it.
- j.