

The meeting was called to order at 7:35PM. Officers/Directors in attendance were Treasurer Jeff Katz, Vice President Rose Crepeau and Secretary Mariano Santangelo.

Meeting Minutes – The 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 \$36,810.99 and \$0.00 in undeposited condo fees.
2. **7** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

B. Liens

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29, 34), on Donovan Dr (2, 14, 15, 16, 17) and on Judith Ln. (10)
2. Vacated liens: None.
3. New liens filed: None

C. Several houses on the market in the association: 1 Donovan (closing), 22 Wright

D. Small Claims

1. **New files:** None
2. **In progress:** 16 Donovan Drive filed small claims complaint. 15 Donovan Dr has paid \$600 this month and will be paying the remaining \$244 to get the lien released so they can refinance; 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month.
3. **Findings:** None

F. Top 5 offenders: owe an approximate amount of \$4,880.

G. Reminder letters: the lawyer will send some letter to 22 Wright Road.

The Treasurer's report was approved as submitted.

Old Business

- a. Taxes at the accountant. Except to be finished by March 15.
- b. Plowing contractor damaged 16 Wright Road fence. No complain from owner.
- c. Had snow banks pushed back by three plows before last big storm. Cost was \$1,276.
- d. After the board voted to continue with AOK for two years for mowing and plowing, the contract was signed. We will be paying the entire mowing contract next month.

New business

- a. Rose will send welcome packages to three new home owners: 4 Judith Lane, 8 & 19 Donovan Drive.
- b. We will need to get someone come in and assess the roads after the winter is over. Once the thaw starts, we will have to fix some roads that have been damaged by the frost heaves.
- c. Jeff will look into getting a Condo Assoc debit/credit card, mostly to use for office supplies, website, signs, paint.

The next meeting is scheduled for April 6, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.