

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

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

MEETING MINUTES – Board of Directors Meeting, May 20, 2007

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Shawn Goldthwaite, and Directors Bill Hankey, and Bob Mullaney.

Minutes:

The April minutes were approved as submitted by Shawn Goldthwaite.

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

1. Jeff reported that the account receivables were about the same as the prior month and that all major bills were paid to date.
2. Jeff reported that one homeowner's house was scheduled to be sold already. The amount owed to the association now totals over \$3000 which should be payed once the new owner closes.
3. Jeff reported that a few homeowners who are behind in their dues have been making efforts to pay back what they owe.
4. Four homeowners have leins on their property at this time. Two additional leins are forthcoming if the homeowners fail to make promised payments.
5. Two homeowners who had promised to get paid up have since only made one payment. Jeff will file a small claims case against them if they dont keep up with their payments.
6. One home currently is unoccupied and the owners have failed to make any recent payments. Jeff will contact the lawyer to send them a letter requesting those back dues.
7. Jeff is waiting for completed forms to come back for the 2006 taxes.

The Treasurer's report was approved as submitted.

Old Business:

1. Policies Letter - One board member questioned the policies letter in regard to the prohibition of trampolines. The majority of the board voted to leave the policy as written and uphold the ban on trampolines for insurance reasons.
2. Dogs - The board read a letter from a homeowner who questioned the policy in regard to invisible fences. Randy agreed to write a letter of explanation to the dog owner as to why the policy has been adopted.
3. Database - Randy is continuing to work on a database of homeowners info. Jeff did recieve some more info from homeowners, but still needs more.

4. **Fire Pond** - Jeff has paid RotoRooter for the work completed at the fire pond.

5. **Contractors** - Jeff sent a note on the top of the last bill to let people know that if they call a contractor to do work in the community that they will be responsible for the bill unless they have received permission from the board to do so.

6. **Speed Bumps** - The board voted to buy 20 removable speed bumps.

7. **Clean up day** - A1 will be in the development on May 21 to chip the brush that homeowners have left by the road from damaged trees.

8. **Septic Pump** - Kent Septic and AAA pumps have replaced a pump that failed at a cost of \$5500. There was a \$125 fee for checking the filters which Jeff will address in a letter to Kent Septic.

New Business:

1. A letter was read from the owner of 15 Donovan requesting more time to repair his broken fence. The letter stated that he was trying to get enough money to fix it.

2. Two letters were read from the owners of 18 Wright rd. The first letter asked for permission to construct a fence and more time in constructing a pool that they received approval for previously. The second letter dated Jan 5 requested permission to get an Australian Sheppard. The board voted to grant approval on both letters.

3. The board discussed a fence proposal that was approved in April for 4 Wright Rd. One board member who had not been there for the vote questioned the placement and type of fence that was being constructed. After a discussion, the board decided to leave the approval unchanged.

4. A letter from 25 Wright Rd was read asking for approval to remove trees that had been damaged in January's ice storm. Approval was granted providing that the cost of removal was at the owners expense.

5. A letter was read from the owners of 1 Rachel Ct asking for permission to get two French Bulldogs. The board voted to approve this request.

6. A letter was read from the home owners of 7 Wright Rd requesting a fence. The board voted to approve this request provided the fence was constructed halfway between the homeowners and their neighbors.

7. A letter was read concerning vandals and having to call police and file a report. The board read the letter and all were advised of a situation that happened recently.

The next meeting is scheduled for June. 24 at 7:30 pm at J. Katz's house.

Respectfully submitted,

Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association