

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353

EAST DERRY VILLAGE, NH 03041-0353

MEETING MINUTES – Board of Directors Meeting, May 31, 2009

The meeting was called to order at Jeff Katz's house at 7:30 pm. Officers/Directors in attendance were, Treasurer Jeff Katz, Director Randy Hoildahl, Director Bill Hankey, and Director Mariano Santangelo.

The April 2009 Minutes were reviewed. Randy Hoildahl made a motion to accept the treasurer report. The motion was second by Bill Hankey. The board unanimously voted to accept the April minutes as submitted. February and March Minutes still need to be presented and approved.

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

1. Jeff presented the monthly financial Statement for May 2009. It was pointed out our accounts receivable had gone down some due primarily because the back fees owed on 15 Wright Road were paid when the that property was sold and closed last month. The current figure is \$16,568.25. It was also pointed out that we have 5 cases in small claims court. Three are being motioned for payment to the court. One is schedule for a hearing with the Court on 2 September 2009 and another is schedule for a hearing on 25 August 2009.
2. Jeff confirmed the balance in the Citizen's money market account is \$20,036.32 and the balance in the Columbia account is \$47,139.23. We were fortunate that we did not need to draw money from these accounts to pay for the recent septic repair and culvert repair work done. We only have \$2,863.77 in our Checking Account and unpaid bills for culvert clean out and winter clean up including chipping, sweeping the streets and addition tree removal if may be delayed due to lack of funding.
3. Currently the association has put 8 liens on individuals within the assn. We have vacated 2 liens when the homes were sold and the back fees were paid. We still have 3 houses in the association that are being foreclosed upon.
4. The taxes for last year are still being prepared by accountant.

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

1. The sign were not addressed as Kevin Yorke did not make the meeting.
2. Mariano submitted the bill for this year hosting of the site and the domain name for \$108.00. We did get a volunteer, Ms. Tresa Ludman, who said she would go to the house which we do not have the information and get it so we can complete our transition to a paperless newsletter and association member electronic notification. This is expected to be completed by next meeting. Mariano is also going to put in a special section on the website that only the board can get to with a password to get information from the data base and post information for approval of member requests. In addition, he will put up a sheet to

allow the board members to verify the non existence of garbage disposals from house they have inspected.

3. The Final brush pick up has been completed. Our landscaping contractor will be sweeping the streets and putting down the speed bumps within the next couple of weeks. Mariano asked that large rocks be placed at each end of the speed bumps to prevent people driving on lawns to avoid the bumps.
4. We had a cleanup day and once again we had limited turn out. This was even after the newsletter and the email reminder. Trash bags were available. Some individuals said they would do some clean up on Sunday the 31st of May.
5. The board agreed and the names and address were supplied to Mariano to post on our website of the 5 top members behind in there association fees. This included the following names and addresses:
 1. 16 Donovan Drive (Fox) - \$2,906.43
 2. 1 Donovan Drive (Bonina) - \$3,511.41
 3. 26 Wright Road (Gordon) - \$2,570.41
 4. 10 Judith Lane (Williams) - \$1,302.25
 5. 16 Wright Road (Angona) - \$1,099.66
6. Jeff took presented the draft letter he had written to tell those individual more than 8 months behind in their association fee that their garbage pickup would be suspended 15 June and not be reinstated until they paid their back fees or set up a repayment schedule. The board approved the letter.

New Business

1. The board review the request submitted by Guedes at 27 Wright Road to replace their front steps, repaint their house a new color and put a shed in their back yard.
2. The board wants a note sent to all the member to contact a board member to get their home inspected for garbage disposals. Jeff will put a note on the bills and Mariano will put a note up on the website.
3. Garage pickup service suspension letters will be sent out to all individual over \$800 behind. These letters will go out on 1 June.
4. The culvert at the Adams Pond end of Wright was discussed. The board was informed that a beaver trapper was called in to remove the beavers and we had to have someone come in to clean out the pipes running under the road. Pipes and steel beams were pulled out. Jim Jean was reimburse for the new steel grates he had made to cover both ends of the culvert to prevent the beavers and debris from getting into the pipes again. The grates will be secured to the cement pipes to ensure they are not taken out again causing a repeat of this problem.
5. Garbage disposal verification needs to be completed by next meeting to allow the increase of fees for those individual found to have them on 1 July.

The meeting was called complete at 0815. The next Board of Directors meeting will be held on June 28th at 7:30 pm at Jeff Katz house. For those board member who did not attend – the agenda, balance sheet and receivables sheet from the meeting are available from Jeff.

Respectfully submitted,

Jeffrey Katz for
Shawn Goldthwaite, Secretary
Bliss Farm Condominium Association