

**BLISS FARM CONDOMINIUM ASSOCIATION, INC.**

**P.O. BOX 353**

**EAST DERRY VILLAGE, NH 03041-0353**

**MEETING MINUTES – Board of Directors Meeting, Nov. 30, 2008**

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, secretary Shawn Goldthwaite, and directors Mariano Santangelo, Bill Hankey, Randy Hoidahl and Bob Mullaney.

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

1. Jeff reported that the account receivables were down slightly from the prior month, and that the balance is just under \$17,000 .
2. 18.75% of all homeowners are more than 3 months behind in their dues.
3. Jeff reported that there are currently six liens on homes. There are three more liens in process to be filed.
4. Two letters will be sent to homeowners who are extremely delinquent in their condo dues.
5. Three homeowners who are more than three months behind are being taken to small claims court .
6. The 2007 Condo Federal taxes have been paid. The penalty was \$28.37 and has been paid.
7. Jeff reported that two homes that were foreclosed on have sold. The association will be paid for back condo fees due from these homes.
8. The mowing and plowing bills will now be split up in 11 equal payments.

The Treasurer's report was approved as submitted.

**Old Business:**

1. **Database** – A form and instructions for the database project is on the website. There are currently 27 homeowners who have not filled this form out.

**2. Speed Bumps** – The new speed bumps will be taken out for the winter. New fasteners that are more theft proof will be ordered for the spring.

**3. Signs** – The board decided to wait until spring to make a decision on whether to remove the stop signs on Wright Rd.

**4. Filing System** - Bob and Jeff will get together to get the new Filing system going.

**5. Elections** – 15 Ballots have been received so far. The ballots are due by Dec 15, 2008.

**New Business:**

**1. Winter Reminder Letter** - A newsletter will be written to remind people to not park on the roads and move their basketball hoops during the winter season.

**2. Septic Replacement** - The septic field behind units #5 and #7 on Donovan needs to be replaced. A new Design contract has been signed. The original septic design will not work due to an extra bathroom that was installed at one of the units. The homeowner will be responsible for paying the additional cost to the association due to this addition.

**3. Pumping Station** - An issue was discovered at the main septic pumping station. Ground water is leaking into the holding tank and left alone will cause damage to the septic field. Kent Septic will find the reason for this problem and provide the association with an estimate to repair it.

**The next meeting is scheduled for Dec. 28 at 7:30 pm at J. Katz home.**

**Respectfully submitted,**

**Shawn Goldthwaite, Secretary**

**Bliss Farm Condominium Association**