

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353

EAST DERRY VILLAGE, NH 03041-0353

MEETING MINUTES – Board of Directors Meeting, Dec. 6 , 2009

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, Bob Milone and Randy Hoidahl .

Meeting Minutes – The July, August, Sept and Oct minutes are yet to be approved. Shawn will send the completed minutes that he has to Mariano to be posted on the web site.

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

A. Current Financials

1. Jeff reported that the account receivables were up from last month and that the bank account was down to \$4, 208.67
2. The account receivables balance is now near \$21,000 which is the highest on record.
3. 17% of homeowners are now more than three months behind.
4. 12.5% of homeowners are now more than six months behind.

B. Aging accounts

1. Jeff reported that he had received a letter from 1 Donovan drive asking for the interest owed on back payments to be removed. The board voted to wave the interest fees for one year provided that the homeowner pays 60% of the amount owed up front and pays the court ordered amount of \$100 a month on back amount owed. The board voted to not turn of the septic on 1 Donovan Dr. if payments are being made by the homeowner.

2. Jeff reported that the homeowner at 26 Wright Rd had been served papers on March 4. to appear in court for a hearing on Sept 2, 2009. The hearing was rescheduled to Jan. 19, 2010.

3. The motion for payment court hearing for 16 Donovan was held on August 25th in Derry District Court. The court petition for payment has not been held yet.

4. The small claims hearing for 10 Judith Lane is scheduled for Jan. 6, 2010.

5. There are currently six homeowners who are over eight months behind in their condo fees. These six homeowners account for approximately \$17,000 of owed monies.

C. Leans

1. There are currently 9 liens taken out on homeowners for nonpayment. They are as follows: 32 Wright Rd, 1 Donovan Dr, 16 Wright rd, 14 Donovan Dr, 17 Wright Rd, 16 Donovan Dr, 26 wright Rd, 1 Rachel Ct and 10 Judith Ln.

2. No liens have been vacated due to payment received.

D. Garbage Suspension – Letters will be sent out to inform homeowners who are behind in their dues that their garbage pickup will now be suspended.

E. There are currently three homes in foreclosure that are in the process of being sold.

F. There are three homes currently under foreclosure sales. 26 Wright Rd, 1 Rachel Court, and 32 Wright Rd are currently under foreclosure agreements.

The Treasurer's report was approved as submitted.

Old Business:

1. **Signs**- No update. Randy will send a letter to Kevin.

2. **Database** – Database is still not complete.

3. **Speed Bumps** – The speed bumps have been removed.

4. **Delinquent Letters** - The association lawyer is researching the mortgage companies of all homeowners who are over six months behind in their condo fees. A letter will go out to these mortgage holders informing them of this situation.

5. **Garbage Disposals** – The board is currently in the process of checking out whether homeowners are using garbage disposals in their residences. The process is about 50% complete.

6. **Overdue letters** – Jeff has sent letters to six homeowners who are now over fourmonths behind in their condo fees.

7. **Condo Fees** – The Board voted unanimously to raise the condo fees from \$100 to \$115 as of Jan. 1, 2009.

8. **Seal Road Cracks** – Roads were sealed at the cost of \$2600.

9. **Road Plowing** – Section for snow was created on Marcel Ct.

10. Elections – 10 out of 64 ballots were returned with no write- ins.

New Business :

- A. **Officers** – The board will vote on new officers next meeting.
- B. **Septic Turnoffs** – The board discussed possible septic turnoffs for delinquent homeowners in the spring.

The next meeting is scheduled for Jan. 3, 2010 at 7:30 pm at J. Katz's home.

Respectfully submitted by Shawn Goldthwaite, Secretary.