

The meeting was called to order at 7:34PM. Officers/Directors in attendance were Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Member Steve Coppolo.

Meeting Minutes – The minutes were read and approved.

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

Current Financials

1. Jeff reported that the bank account was up to \$36,792.65 and \$0.00 in undeposited condo fees.
2. **3** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

Leans

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

Small Claims

1. **New files:** None.
2. **In progress:** 17 Donovan Dr. – Judgement in favor of Bliss Farm on May 14, filed for periodic payments. 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month (\$66.46 outstanding). One of the residents at 28 Wright Road acknowledged they owned the amount we sued them for in small claims and has agreed to pay \$100/ month plus the \$115/ month condo fees. The agreement has been signed and will file it with the Court. (\$272.92 outstanding)
3. **Findings:** 34 Wright Road Notice of decision from 10th Circuit Court on July 10th. No payments since findings filing motion.

Top 6 offenders: owe an approximate amount of \$ 5,857.00.

Reminder letters: The lawyer to send a reminder letter to 27 Wright Road.

The Treasurer's report was approved as submitted.

Old Business

- a. FHA Certification – Steve prepared some information to be posted in the website. Closed.
- b. 7 Wright Road requested permission to take down some trees. We have requested they mark such trees so one of the association board members can check them before being cut. Jerry looked at the trees and gave the go ahead. The project has been stalled since they don't have the money to do it. No change.
- c. Jeff contacted Casella to find out if there is a cost to the garbage cans for the whole association. Jeff called a second time and no results. – Still no updates.
- d. 22 Wright Road sent a request to build an addition. Plans have been reviewed by the board and approved. They are now awaiting financing.
- e. Held the annual meeting with a very small turn out. Discussed an item raised during the meeting: "community play".

New business

- a. Election ballot will be put out in the December statement. Up for election: Rose, Steve and Jeff.
- b. 10 Donovan is asking permission for a small addition to the current shed. Board ok'ed.
- c. 10 Wright Road is asking permission to build a deck on the back of the house and build a 6 foot privacy fence in the back yard.
- d. Discussed question by Rachel Castle to sell insurance to condo association members.
- e. Advertising on website. Discussed the possibility of having a flat fee.

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