

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Members Robert Mullaney and Shawn Goldthwaite.

Meeting Minutes – The minutes were read and approved.

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

1. Jeff reported that the bank account was up to \$33,566.86 and \$0.00 in undeposited condo fees.
2. **10** homeowners are now more than three months behind.
3. **5** 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, 6, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None
3. New liens filed: 9 Wright Road field on Oct 15,2015.

Small Claims

1. **New files:** None.
2. **In progress**
 - a. 17 Donovan Dr. – Rockingham Sheriff presented order to server on Oct 5.
3. **Findings:** None.

Top 7 offenders: owe an approximate amount of \$7,474.00.

Reminder letters: 8 Donovan Dr. sent on Oct 30, 28 Wright Rd sent on Oct 14.

The Treasurer's report was approved as submitted.

Old Business

- a. 22 Wright - Addition is under construction outside almost complete.
- b. Order and put up new signs - Complete.
- c. Problems with cats in the association. Sent new information to our attorney who send letter to 16 Wright Road.
- d. Date set for the Annual meeting- September 27 at 5pm in the Judith Lane Circle. Minimum attendance.
- e. Two charges from FATCOW for \$12.99 and \$16.99 were paid for next year service.
- f. Travelers Insurance forms have been completed.
- g. Discussed situation between neighbors at 34 Wright Road and 36 Wright Road.
 - a. Get a surveyor in to measure property, non vias, professional service, Board not involved in procedure.
 - b. Reviewed all the emails we got from both parts.
 - c. 34 Wright Road has not paid the condo fees in more than 6 months and the Board is spending more than what they owe in this issue.
 - d. In the last month we have spent \$590 in legal fees related to this issue plus what the surveyor will charge. A special assessment will be considered for the parts involved.
- h. Next election - Up for election two year term: Jerry Iacuzzio, Robert Mullaney, Shawn Goldthwaite, Mariano Santangelo. Vacant slot for one year from Steve .

New business

- a. 10 Donovan sewer pipe breakage. Kent was called in and repairs were made for \$3,500 Also reimbursed homeowner for emergency call.
- b. Called Eversource after they returned a check. Got late fees reverse and 6 bills consolidated into just one bill.
- c. Received new insurance policies.
- d. Paid Dec and Jan snow plowing bill to North Point Outdoors.

The next meeting is scheduled for Dec 6, 2015 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.