

The meeting was called to order at 7:31PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Directors Bob Mullane and Gary Torrisi and residents of 21 Wright Road.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided.

Leans

1. The current liens are: on Wright Rd (5, 9, 10, 17, 19, 27, 28, 34), on Donovan Dr (2, 8, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None.
3. New liens filed: None

Small Claims

1. New files: no new claims.
2. In progress: Kiver - 17 Donovan Dr. – Rejected her offer to settle. Served by Sheriff to appear in court on Dec 1 at 12:45. Kiver has now a direct withdrawal for \$115 which started in April. Logan has paid all back fees and case is closed.
3. Findings:
 - a. Got a judgement on Hardy for \$980.93.
 - b. Got a judgement on Johnston for \$949.18. Motion on periodic payments June 14. Bankruptcy notice June 17

Top 6 offenders: owe an approximate amount of \$12,000.00.

Reminder letters: None in October.

18 members out of 65 did not make a payment this month. That is 26% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 19 Wright Road still on the market got request for 6D for Sep 30. 31 Wright Rd got request for 6D
2. Sold: 21 Wright Road to Richard and Susan Ochoa..
3. Refinance: None
4. Foreclosures: None.

Old Business

1. ByLaws and Declaration discuss - Did not have a quorum to pass any of the by-law changes. Only got 8 ballots out of 65.
2. Damage to Olsen Rd entrance sign, Police has been contacted and Gary painted the sign. Still need to repair,
3. Smith requested to have us trim the branches over his house. Jerry spoke to him about contacting a company to do it, homeowner is responsible for the cost associated.
4. Election Ballot to go out in December statement. Bob, Jerry, Shawn and Mariano up for reelection.

New business

1. Need a Winter newsletter to go out with the ballot in December.
2. Order stop sign for Donovan and Wright Rd & Rachel Ct. Need sign for bus stops which say no parking within 50 feet of the intersection.
3. Town did not take responsibility of trees blocking view at the end of Wright and Adams Pond. Have a call into our tree remove to take care of it. He will also clean the fallen tree in Wright and Judith.
4. Working with Northpoint to reduce the cost of extra salting application. By pre paying we got 10 extra salt treatments.
5. Repair of manholes in Donovan Drive. Will call Tate Bros for estimate.

Next meeting is scheduled for Dec 3, 2017 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.