

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 Directors Shawn Goldthwaite and Bob Mullaney.

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, 29,34), on Donovan Dr (1, 2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None
3. New liens filed: exploring the possibility of a super lien on 17 Donovan Drive.

Small Claims

1. New files 19 Wright Road small claims complaint filed.
2. In progress: 17 Donovan Dr. – Lawyer still has to file the contempt papers. Didn't pay anything in December, January or February. Paid in March and one of the checks for \$165 bounced. Paid nothing since April.
3. Findings 34 Wright Road - Got judgement for \$979.39. Got a judgement for \$980.93 on 9 Wright Road.

Top 9 offenders: owe an approximate amount of \$9,300.00.

Reminder letters: Small claims letter sent to Kelley. Warning letter sent to St. Jean.

14 members out of 65 did not make a payment this month. 22% of the residents/ home owners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: None
2. Sold: 33 Wright Road, 36 Wright Road
3. Refinance: 18 Wright Road, 7 Judith Lane.

Old Business

1. 31 Wright cutting down trees on common and limited common land. Jerry tried to discuss this and was told to take action we need to take. A letter from the attorney to stop cutting down the trees and notifying that they are on violation of the by laws and NH law. They now have asked for a shed and they have not completed the landscaping they had Groundhog in to do. Attorney got the information on the insurance company and will be proceeding with the lawsuit. There is now a conflict of interest with the company that did the work, if they get named in the lawsuit, we will need to get another attorney.
2. Tree removal on 25 Wright. Letter sent by our lawyer. 27 May a cease and desist notice and notice of Timber Trespass was sent to Mr. Grigorjev.
3. Had overhanging trees on roads and threatening power lines removed by 31 October 2016. We have some ash and birch firewood available for the association people willing to pick up and split it. Not for commercial purposes.
4. Received the new snow plowing contract from North Point. It has been negotiated, signed and paid for 2016-2017 season. No 84 inch limit on the snow fall.
5. Set meeting to discuss Declaration and bylaws changes with Lawyers office. Possibly for January.
6. Replace septic pump in the Judith Lane pumping station
7. Replace broken septic pipe from 10 Donovan Drive to the road. We will have Northpoint fill and reseed the sunk area in the Spring.
8. Put out Winter newsletter in November statement.

New business

1. Insurance update for new policies - completed Paid Crime policy invoice still waiting for other two policies.
2. Completed new paperwork for BlackRock account application - need final signature and filing.
3. Foreclosure sale on 29 Wright Road (Joshua Wise) 22 November.
4. Will put out BOD Ballot in the December statement and due back on December 31st.

Next meeting is scheduled for December 4, 2016 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.