

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 353

EAST DERRY VILLAGE, NH 03041-0353

**MEETING MINUTES – Annual Meeting, Sep. 27, 2009**

The meeting was called to order at Judith Lane Circle at 4:35 pm. Officers/Directors in attendance were Treasurer Jeff Katz, secretary Shawn Goldthwaite, and directors Mariano Santangelo and Randy Hoidahl. Six homeowners were also in attendance.

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

1. Jeff reported that the account receivables were up considerable at that there was current only \$590 in the checking account.
2. Jeff showed where the association was compared to the 2009 budget. Septic repair and grounds maintenance were the biggest culprits in being \$20,000 over budget ytd. The failed septic systems and the cleanup from the ice storm were to blame.
3. Jeff reported that there are currently eight liens on homes.
4. Five homeowners have lost garbage pickup service.
5. Eight homeowners were taken to small claims court. Five cases were won and three are still in process.
6. Jeff reported that 7 homeowners who are more than eight months behind account for approx \$15, 000 of owed monies.
7. Jeff presented a 2010 budget and was approved by the board.

**Activities of the Year**

1. **Ice Storm** – Clean up from the ice storm was approx. \$7000.
2. **Speed Bumps** – The stolen speed bumps were recovered and the persons responsible for stealing them were caught.

**3. Street Sweeping** – The association paid for the streets to be swept.

**4. Septic Pump and Fields** – A failed septic pump was replaced and two septic pumping stations were repaired. Two Septic Fields were rebuilt and two septic fields were repaired.

**5. Culvert** – The culvert on Wright Rd was cleaned out and new grates were built.

**New Business and next year projects:**

- 1. Elections** – Ballots will go out for four positions on the board. There were no nominations submitted
- 2. Trees and Brush** – Cut back trees and brush along Wright Rd.
- 3. Speed Bumps** – Add rocks to the end of speed bumps to prevent people from driving around them on the grass.
- 4. Signs** – Replace missing and delapidated signs.
- 5. Condo Fees** – There was some discussion as to possible raising the condo fees a small amount. The homeowners and the board were all in agreement that a small increase would be better than being assessed should something major go wrong in the future. All in attendance thought a \$10 to \$15 increase would be acceptable.
- 6. Dogs** – One homeowner complained about dogs being let loose and barking on a continuous basis

**Respectfully submitted,**

**Shawn Goldthwaite, Secretary**

**Bliss Farm Condominium Association**