

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

Meeting Minutes – The minutes were read and approved.

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

A. Current Financials

1. Jeff reported that the bank account was up to \$31,084.81 and \$795.00 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **5** homeowners are now more than six months behind.

B. Liens

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 liens: None
3. New liens filed: None

C. All the houses that were on the market in the association have sold and closed. Currently no houses are for sale.

D. 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. (\$545.25 outstanding)
3. **Findings:** 34 Wright Road Notice of decision from 10th Circuit Court on July 10th.

F. Top 4 offenders: owe an approximate amount of \$ 5,430.00.

G. Reminder letters: The lawyer sent a reminder letter to 29 Wright Road on June 16 and a second one on September 2.

The Treasurer's report was approved as submitted.

Old Business

- a. FHA Certification – Status. No updates.
- 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. Annual meeting set for October 5th, 2014 at 3:00 PM, flyer was sent to all members in the September bill.
- e. The Board reviewed and approved the request to install a fence in 36 Wright Road.

New business

- a. Abandoned 2003 Blue Dodge Stratus VIN *1B3EL56T63N501429*, after receiving several complaints by the members, we contacted the lawyer, the Derry Police and the NH DMV. A letter was left in the car informing the actions to be taken if not moved. We contacted Buntings' Auto Body to pick up the vehicle. The car was removed on Friday September 5th.
- b. 22 Wright Road sent a request to build an addition. They have blue prints which will be reviewed by the board.
- c. Discussed the agenda for the Annual meeting.
- d. Discussed items in the front lawn of 10 Wright Road, swimming pool, furniture, grill. We will send a letter informing about the bylaws.

The next meeting is scheduled for October 5, 2014 at 3:00PM. Respectfully submitted by Mariano Santangelo, Secretary.