

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**February 19,2024**

**Call to order:** Meeting was called to order at 5:26 pm.

**Present:** Jody Lyn LaChance, Barbara Leclercq, Tom Noll, Yves Descoteaux

**Attendees:** Chris Roy

**Secretary Report:** Minutes from the November 23, 2023 board meeting were reviewed.

**MOTION:** made by Yves Descoteaux to accept the meeting minutes as presented, seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll in favor.

**Treasurer Report:** The November and December reports were reviewed, inclusive of current balances and expenditures. Total budget was overspent by \$11,000, however rollover dollars will absorb most of that amount. All in all, the budget continues to be healthy. Year end financials will be sent to all unit owners. Tom noted our CD will renew in August 2024. Over the holidays we did experience some septic issues expenses.

**MOTION:** made by Yves Descoteaux to accept the treasurer report; seconded by Barbara Leclercq; Jody Lyn LaChance and Tom Noll in favor.

**Existing Business:**

- **Sale of 24 Christopher Drive-**This unit is scheduled to close on February 23<sup>rd</sup>. Barbara is in receipt of required documentation from the buyers.
- **Dumpster Issues-** There have been no further issues reported with the recycle dumpster. The board appreciates everyone's efforts in breaking down boxes and proper use of the shared dumpsters.

**New Business:**

- **Temporary Parking and Guests-** The board ratified its electronic vote approving temporary guest stay and overnight parking at the community center by 2 family members of a unit owner. Family will be staying with the owner for a brief period while their home is under construction. Required documentation has been provided.

**MOTION:** made by Barbara Leclercq to authorize guest stay and overnight parking on a temporary basis, seconded by Tom Noll; Jody Lyn LaChance, Yves Descoteaux in favor.

- **Caregiver-** The board ratified an electronic vote approving a waiver to residency requirements so that a family member can assume caregiver responsibilities to a unit owner, based on medical necessity. Required documentation and medical statements have been provided.

**MOTION:** made by Barbara Leclercq to approve the residency requirement for a caregiver as presented, seconded by Tom Noll; Jody Lyn LaChance, Yves Descoteaux in favor.

- **Septic Issues-** Over the holidays LMW experienced two separate septic related issues that were addressed. The board ratified electronic votes taken at time these issues were presented.

**MOTION:** made by Yves Descoteaux to approve septic work behind building 2, seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll in favor.

**MOTION:** made by Barbara Leclercq to approve work behind building 4, seconded by Tom Noll; Jody Lyn LaChance, Yves Descoteaux in favor.

- **Basement Cleanup-**The board would like to recognize and thank Sandra Girard, Diane Dore, and John Parent for cleaning and organizing the basement of the Community Center.
- **Secretary Position-** This board position remains vacant. Anyone interested in applying, please reach out to Jody.
- **Evergreen-** Jody continues to work with Evergreen associates to ensure accuracy and timely completion of reports after finding another error recently.
- **Corporate Transparency Act (CTA)-** The board was provided information on a new federal law (CTA) that is aimed to enhance corporate transparency and alleviate financial improprieties. Deadline for compliance is 12/31/24. Efforts are currently underway to exempt co-ops, condo associations, and HOA's from these extensive and invasive reporting requirements. The board will continue to monitor this situation closely.
- **Upcoming Spring Walk About-**Barbara and Jody will work together to schedule a date/time to complete this annual exterior inspection of our development in order to determine work that needs to be completed this year.
- **Adjourn:**  
**MOTION:** to adjourn made by Barbara Leclercq, seconded by Tom Noll.  
Jody Lyn LaChance and Yves Descoteaux in favor. Meeting adjourned at 6:21 pm.

The next board meeting will be held on April 4, 2024.

Respectfully submitted,

*Chris Roy*

LMWCONDOASSOC.ORG