

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
April 13, 2022

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

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

Attendees: Kathy Deloge; Mike Deloge

Secretary Report: Minutes from the March 9, 2022 board meeting were reviewed.

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

Treasurer Report: It was noted that the March report had not yet been received from Evergreen so review of that will be deferred. Tom noted that overall, we are in good shape with our budget. Thanks to Jody's negotiating skills, cost of insurance is less than anticipated. There was discussion on the need to begin looking at roofing needs in the development. Assessments will need to be performed by roofing contractors over the next few months. Initially lower Christopher and Valerie will be reviewed since they are the oldest buildings at LMW. This review will be conducted in stages over the next few years.

MOTION: made by Yves Descoteaux; seconded by Chris Roy; Jody Lyn LaChance, Barbara Leclercq, and Tom Noll in favor.

Existing Business:

- **Light sensor-**It has been determined that the sensor is malfunctioning. Repairs will be made.
- **Electric Bill for replacing light-** we still have not received a bill from Jamison Electric for work performed swapping out lighting near the entrance of Christopher Drive. Electrician has been contacted twice requesting invoice be submitted to us.

New Business:

- **Stones in Grass-Mike Deloge-** Mike expressed concerns a stone that was lodged into the outer area of his ac unit. He showed members a picture and noted that the way Auger mows close to the stone area pushes some of the stones out into the grass. When they mow in the other direction, the stones fly back towards the house resulting in stones hitting the house and, in this case, the ac unit that sits next to the house. He is requesting they be allowed to remove all stone near that area and have Auger replace it with bark mulch. After discussion, it was established that replacing it with bark mulch would not be a viable solution because of drainage and other concerns. Everyone agreed that having the mowing crew pay more careful attention and not mow so close to where the stones were located would alleviate this concern. It was also stated that the crews mowing need to slow down and pay closer attention to what they are doing. Jody will speak with Marty about this issue and ask that this be monitored by the supervisors on duty.
- **Erosion Issue by Post Office Area-** John Burt had written he board expressing concern about erosion problems in this area. Jody spoke with John (he was unable to make tonight's meeting) about his concerns and met with Auger regarding that area. It was agreed that crushed rock would be the best solution. This would include creating a new bed area, deepening all beds, applying weed control and fertilizing planting/shrub areas and applying crushed stone where needed. Fencing should be placed around flower beds to ensure those areas do not get mowed. Everyone thought this made sense as a solution to these ongoing issues. There was also discussion about the drainage near building # and the entrance of Christopher Drive. It would make sense to add pavement for a portion of

the drainage and then crushed stone. Jody will get back to Auger about firming up a price for both. Paving will most likely need to be done by Petra or another contractor who specializes in paving.

- **Snow Damage Reports-** Barbara noted that she has received several reports already with more targeted to come in. Although a couple show siding damage, most reflect damage to blocks by shoveling. It is known that many blocks are also deteriorating based on age and weather conditions. Barbara and Jody will conduct a walk around all areas identified and will speak with Marty concerning repairs. Other blocks may need replacement due to reasons not associated with shoveling.
- **Greener Day treatments-**The first fertilizing treatment was done last week. Great timing as it rained after the treatment which helps the process!
- **Deck Work-** Barbara has a list of units that will need power washing and staining of decks (along with those who had replacement boards installed last year being included in staining.) She and Jody will conduct a walk around to look at decks to determine who will need replacement work done this year. She has reached out to Scott to be sure we get on the schedule for this work to be completed.
- **Paver Repair Work-** Jody and Barbara will do a walk about to determine what blocks need replacement.
- **Non-Public Session-**With consensus of the board, the President entered in to non-public session.
- **Mulch Applications-** After a lengthy discussion, members agreed they would continue mulch applications on ½ of the development on alternating years, thereby allowing funds to be used for other critical needs.
- **Signs-**It was agreed to install a new speed limit/private road sign at the entrance of our development.
- **Adjourn:**
MOTION: to adjourn made by Barbara Leclercq, seconded by Tom Noll.
Jody Lyn LaChance and Chris Roy in favor. Meeting adjourned at 6:45 pm.

The next board meeting will be held on May 18, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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