

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
April 21, 2021

Call to order: Meeting was called to order at 5:30 pm.

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

Secretary Report: Minutes from the 3/17/21 board meeting reviewed.

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

Treasurer Report: Tom stated we are in good standing financially. Healthy maintenance budget and to date, no anticipated shortfalls. 2020 tax return has been filed by Evergreen. All dues are current.

MOTION: made by Yves Descoteaux to accept the Treasurer's report as presented, seconded by Barbara Leclercq; Jody Lyn LaChance, Chris Roy and Tom Noll in favor.

Existing Business:

- **2021 Edits to Rules and Regulations:** Suggestions were collated and distributed to board member for review. Members will continue their review at the May meeting.
- **Deck Evaluations:** Barbara and Jody were able to assess most all decks that need access from inside the home. Over the next few weeks, they will review all other decks and compile a list of repairs including those noted last year that were unable to be completed due to unavailability of pressure treated wood.
- **Greener Days Proposal-** Jody provided additional information requested by members concerning any pre-pay discount vs paying by invoice. Since it was such a minimal amount it was agreed to pay by invoice. It was also noted that both Greener Days and Auger should coordinate schedules to ensure treatments are not affected by mowing or landscaping.
- **New Business:**
 - **Bush Replacement:** Members confirmed the unanimous vote in favor for Azalea bush replacement at owners' expense at 30 Christopher Drive.
 - **Erosion Issues:** Members discussed and agreed that these issues need to be addressed after completion of the deck and block repairs.

Adjourn:

MOTION: to adjourn made by Barbara Leclercq and seconded by Yves Descoteaux. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:21 pm.

The next Board meeting is scheduled for Wednesday, May 19, 2021 at 5:30 pm.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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