

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**April 26, 2023**

**Call to order:** Meeting was called to order at 5:20 pm.

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

**Secretary Report:** Minutes from the March 29, 2023 board meeting were reviewed.

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

**Treasurer Report:** Tom stated that the budget looks good as we end the first quarter of the year. 2022 tax returns have been filed. All condo fees are current. Furnace at Community Center has had preventative maintenance performed. Our CD was renewed for another term at a rate of 4.25%. The board ratified its electronic vote made on March 3, 2023.

**MOTION:** Yves Descoteaux motioned to renew the Association's Certificate of Deposit for another term, seconded by Barbara Leclercq; Chris Roy; Jody Lyn LaChance, and Tom Noll in favor.

It was noted that some administrative fees incurred in 2022 weren't charged until 2023. Jody will reach out to Evergreen regarding this situation.

**MOTION:** Yves Descoteaux motioned to accept the Treasurer report; seconded by Barbara Leclercq; Chris Roy; Jody Lyn LaChance, and Tom Noll in favor.

**Existing Business:**

- **Hole on outside of Community Center-** This repair has been delayed due to the cooler temps. Tom will fill it once the weather warms up.
- **Fences Unlimited-** Work to secure posts along the gate has been completed. Posts are now cemented into the ground.
- **Winter Damage Reports-** Barbara reviewed 5 reports with the board. She will work with Auger concerning damage due to snow removal.

**New Business:**

- **Spring Cleanup-** cleanup is complete and Greener Days has also done the first lawn treatment.
- **Light Sign at Entrance-** Jody installed a solar light at the entrance to reflect on the sign at night. She will be installing a second light which will help illuminate it a bit more. These will need to be removed during snow season but are great for the rest of the year.
- **Septic-** It has been suggested that we add filters to 2 septic vent pipes to help with odor control at two units.

**MOTION:** Tom Noll motioned to approve the expense of adding two vent pipes; seconded by Chris Roy; Barbara Leclercq, Jody Lyn LaChance, and Yves Descoteaux in favor.

- **Water Shut Offs-** After some research, it was determined that the blue flags that have appeared throughout the development were placed by Hampstead Water Company to pinpoint water shut-off valves. They stated they will be flushing out all water systems sometime in August.
- **Decorative Fencing-** Board members discussed the area around the post office and asked Tom if the garden committee had plans to put fencing up again this year. There is \$300 in the budget they can use for this and other beautification projects they might have. Auger did a very nice job mulching the area and already the flowers look nice there so hopefully a quality fence around it would help keep it beautiful.
- **Scott's Painting-** Jody and Barbara will meet with Scott this Saturday to look at decks and discuss stain quality.
- **Sandown Planning Board Meeting-** Jody, Barbara, and Diane Dore attended. It was noted that Auger plans to add 3 buildings behind existing buildings to allow for additional storage capacity for vehicles and equipment. Jody spoke to drainage and blasting concerns.
- **Paver repair/replacement options-** Members discussed the continued need of paver replacement at various units throughout the development. Due to the scope and cost of this work, it was agreed that it will need to be completed in phases, with safety issues being the priority.

**Adjourn:**

**MOTION:** to adjourn made by Barbara Leclercq, seconded by Tom Noll. Jody Lyn LaChance, Yves Descoteaux and Chris Roy in favor. Meeting adjourned at 6:20 pm.

The next scheduled meeting will be held at 5:30 pm on May 17, 2023.

Respectfully submitted,

*Chris Roy*

Chris Roy, Secretary

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