

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
August 15, 2022

Call to order: Meeting was called to order at 5:28 pm.

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

Secretary Report: Minutes from the July 12, 2022 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, and Chris Roy in favor

Treasurer Report: Tom noted the budget continues to be in good shape. Invoices for approved work and repairs are beginning to come in. A few will come out of the reserve account. We do not have the July report from Evergreen yet.

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

Existing Business:

- **Petra Paving-swale along area near Building 1** - Work has been completed. It was noted that there is one area that might benefit from being built up a bit for less erosion and better flow to the swale area. Tom placed some rocks there for now. Perhaps building up the area with stone or soil between the lawn and lip will help. Jody will reach out to Petra Paving.
- **Deck repairs and staining-** Barbara reported that all deck work has been completed and invoices paid.
- **Maintenance Contract Renewal-**Jody has been in touch with Marty Auger who will have the new contract proposal ready shortly. He is on vacation this week but will get it to her upon his return. Jody will share with board once it is received so that we can prepare our budget for next year.
- **Gutter Repairs-** Augi will be looking at the gutters that have reported issues and need of repair as soon as his schedule allows. It was noted that interior units surrounded by trees seem to be identified as having issues.
- **Revised Proxy Release for Annual Meeting-** Board members had reviewed the final draft and voted via email. The board ratified the vote as follows:

MOTION: made by Tom Noll to approve as final the latest version of the revised proxy form; seconded by Chris Roy; Jody Lyn LaChance, Yves Descoteaux, and Barbara Leclercq in favor.

New Business:

- **Septic Repairs-** Felix Septic was called out to replace 3 floaters in our development. Cost of repairs is \$770.
- **Roof Ridge Repairs-** It was noted that a couple of units need shingle repair/replacement, especially at the ridge line. Augi will do the repairs. He will also be asked to perform an assessment on all units to ensure we take care of any issues on a preventative scale.
- **Garden Committee Update-** Tom reported that the area in front of the clubhouse will be seeded in September. He spoke with the woman who chairs the Sandown Garden Club about ideas of what would prosper in our development. Tom planted Hosta's under the sign out front, however it seems that deer are enjoying many of our Hosta plants for their dinner. Jody noted that the area behind the post office

looks like it has grass growing after seeds were planted by Auger. Tom said if they stop mowing that area the ferns will take over and offer a buffer for drainage and will look nice as well.

- **Non-Public Session**-With consensus of the board, the President entered in to non-public session.

.Adjourn:

MOTION: to adjourn made by Yves Descoteaux, seconded by Barbara Leclercq. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:55 pm.

The next board meeting will be held at 5:30 pm on September 13, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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