

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
August 15, 2023

Call to order: Meeting called to order at 6:30 pm.

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

Guest: Kathy Deloge

Secretary Report: Members reviewed the minutes from the July 17, 2023, board meeting.

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 reported that our budget remains healthy. Trash removal and electric costs are higher than budgeted but can be absorbed through other line items. Dues are current. Jody will continue to work with Evergreen to ensure timely and accurate reporting.

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

Existing Business:

- **Perimeter Clearing-** Work completed by Auger Property Maintenance and invoice submitted for payment. Several residents noted how great it looks.
- **Power Washing/Staining-** Work completed by Scotts Painting and invoice submitted for payment.
- **Grass Dumping -** Jody purchased a “no dumping” sign for the area by the pump house and Tom placed it in the ground for us. Jody will ask Auger to ensure the sign is secured deep enough to withstand long term weather conditions.
- **Tree Removal-** As suggested last month, Jody approached the current owners of the unit in Bldg. 6 regarding the overgrown trees by their deck, prior to any decision to have them removed was made. These trees had been planted by a previous owner and are now significantly overgrown. The current owner stated he did not wish to have the trees removed and will care for them moving forward. Both trees were immediately trimmed, and cuttings were removed off site. They did a great job, the trees look very nice, and we appreciate their efforts.
- **Dryer Vent Cleaning-** Jody has not yet had an opportunity to connect with Kathy Holland but will do so prior to the next meeting.

New Business-

- **Front Steps/Board Repairs-**Barbara presented quotes from Augi for front step/board repairs for 15 units and shingle repair to 2 units. She reiterated his schedule has been affected by the ongoing rainy conditions we’ve experienced but will complete work as soon as possible.

MOTION: made by Chris Roy to approve two quotes from Augi Traynor Construction for steps/board repairs and shingle replacement, seconded by Yves Descoteaux; Jody Lyn LaChance, Barbara Leclercq, and Tom Noll in favor.

- **Sign Placed on Dumpsters-** Jody purchased and placed signs on dumpsters stating “Resident Use Only” to help deter non-resident dumpster use.
- **Annual Meeting preparations-** This year’s annual meeting will be held on October 21st at 9:30 am at the Sandown Town Hall (upper level.) Open positions include board President and Treasurer (3-year terms), and Secretary (2-year term). Over the next month the board will work to prepare for this year’s meeting.
- **Roof Caps-** There are 4 buildings remaining that need roof cap replacements. Barbara will reach out to Lane Roofing to get prices and scheduling information. We would like to get this work completed by late fall.
- **Outstanding Work to be completed in 2023-** After a brief discussion, the board agreed that all identified work for this year has been or will be completed over the next few months. There were some items that were deferred until 2024 such as sign repair, further perimeter/shrubbery cutbacks, line painting, mailbox detailing, and power washing of units/fencing. This will be discussed again next year and prioritized based on urgency, safety, and financial considerations at that time.

Adjourn:

MOTION: to adjourn made by Yves Descoteaux, seconded by Chris Roy. Jody Lyn LaChance, Tom Noll, and Barbara Leclercq in favor. The meeting adjourned at 7:15 pm.

The next scheduled meeting will be held at 5:30 pm on September 11, 2023, at the Community Center.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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