

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
August 17, 2021

Call to order: Meeting was called to order at 5:24 pm.

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

Attendee: Kathy Deloge, who provided an update on her group activity events. Thank you Kathy!

Secretary Report: Minutes from the July 28, 2021 board meeting reviewed. Jody requested the date of the next meeting be changed from August 9th to August 17th.

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

Treasurer Report: Tom stated the maintenance budget will have more expenditures to pay out but that it continues to be healthy. Jody distributed expense report. Members reviewed current expenditures. The CD (Certificate of Deposit) is up for renewal. It was discussed and agreed to move \$50,000 from the reserve to the CD. This CD is for one-year term at .055%. Our reserve account also remains healthy and this short-term reallocation will not affect it negatively.

MOTION: made by Yves Descoteaux to move \$50,000.00 from the reserve account into our CD as discussed, seconded by Barbara Leclercq; Jody Lyn LaChance, Chris Roy and Tom Noll in favor. Jody will connect with Evergreen on this.

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:

- **Insurance Claim:** Jody is still awaiting the written justification for denial of our claim at 6 Valerie Court from the insurance company. It was noted that our deductible would have been \$5,000 and that the total cost of repairs did not come close to that amount therefore we would not have moved forward with the claim regardless of the outcome. McCarthy Carpet Cleaners will be out on the 20th at 9 am. Barbara will be available to meet them.
- **Missing Christopher Drive Sign:** Chris and Jody have both spoken to the town regarding a replacement sign. Jody left another message and is waiting to hear back.
- **Broken lamp post at R. Perry, K. Fitzgerald, B. Leclercq-** Yves will connect with electrician to get him out hopefully this week. He has looked at some replacement options and will discuss with electrician.
- **Garden Committee Update-** Members discussed what might be a good first step in front of the Community Center. Tom will connect with members to discuss. The board again thanked the committee for their work and efforts to beautify our common areas.
- **New Business:**
 - **Replacement Deck Boards:** Augi will be available mid to late September to replace identified deck boards.
 - **Lawn Conditions:** Spraying for Cicada bees was done last week. It was reported there were fewer nests this year due to the amount of rain we've had. If there is any activity within 30 days, they will come out to spray again at no cost to us. Tom will keep an eye on this prior to the 30-day time limit. Greener Day did another fertilizer application. The existing contract calls for treatments to front lawns only. The board will look to change the contract to expand treatments to include side and back lawn

areas as well since it does improve lawn conditions.

- **Gutter Repairs Update-** Barbara met with a contractor (Mr. B) who came and inspected affected gutters. He will get back to her with an estimate for removing screening, clean out downspout, and silicone where needed.
- **Dryer Cleaning Update-** Tom will connect with Kathy Holland as soon as she returns from her travels. Kathy will be overseeing this initiative. An email will be sent to unit owners letting them know about the cleaning and costs and they can work directly with Kathy regarding cleaning.
- **Annual Meeting Preparation-Yves position is open-** Barbara has secured the Town Hall for Saturday, October 23rd at 10 am. Members reviewed procedures and will ensure compliance. Yves agreed to run for another term of office.
- **Vacation-** Jody noted she is away on vacation from August 25th through September 5th and will not have access to emails during this time.
- **Non-Public Session-**With consensus of the board, the President entered into a non-public session.
- **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 6:45 pm.

The next Board meeting is scheduled for September 22, 2021 at 5:30 pm.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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