

Little Mill Woods Condominium Association

Meeting - Board Minutes of Feb 17, 2020

Present: John Burt, Barbara Leclercq, Yves Descoteaux, Tom Noll and Jody Lynn LaChance

Secretary Report: Minutes of the Meeting of 01/13/2020 were reviewed by the Board.

A motion was made by Yves Descoteaux to accept the meeting minutes as written, seconded by Barbara Leclercq; John, Jody, Barbara, Tom and Yves were in favor.

Treasurer Report: Tom presented a review of the Operating and Reserve accounting to date. Tom informed the Board that the LMW 15 month CD is maturing in March and needs to be renewed. He also stated that the renewal fee for our domain name is \$108.00/year.

A motion was made by Jody LaChance to accept the Treasurer's report as presented; seconded by Yves Descoteaux; John, Jody, Barbara, Tom and Yves were in favor.

Tom also stated that he had fixed the email links on the LMW website as requested by the Board.

News/Reminders: John reminded the Board of the Abutters Hearing with the Sandown Planning Board was being held on Tuesday, Feb 18th at 7:00pm and all Board members were encouraged to attend. He stated that he had given our questions/concerns to the Planning Board to be addressed at said meeting.

Existing Business:

John reviews the Activities in process for the upcoming year 2020 and discussed how activities would be paid; Reserve fund vs. Operating budget.

- **Power Washing of Units:** All Units will be evaluated this spring and he suggested using Scott again, estimated doing 5 buildings totaling approx. \$2,700.00. John also stated that the white fence at the entrance to the complex needs to be power washed asap at a cost of approx. \$350.00 each side. (Paid from Operating budget)
- **Fertilizer:** John met with John Parent to discuss an estimate for this needed work and changing the chemicals used from Greener Days in the past. Estimated cost of approx. \$2,000.00 (Paid from Operating budget)
- **Shutters:** tabled until April meeting, estimated cost of \$3,500 (Paid from Reserve Fund)
- **Replacing dead shrubbery in entrance way:** John stated that we needed to address the many dead yews in the entrance way and that they MUST be replaced as soon as we can. He mentioned getting estimates from Freshwater Farms in Atkinson. Barbara & Jody will organize this and report back to the board. (Paid from Operating budget)
- **Driveway Sealing:** tabled until April meeting, estimated cost of \$3,500 (Paid from Reserve Fund)
- **Septic:** Barbara addressed the Board with a comparison report with 3 septic vendors she did outlining regular maintenance work and the costs. She also made the Board aware of issues that needs to be done in the spring to includes:
 - **New riser & rise screw needed on tank behind 19 Christopher Drive**
 - **Fill needed around riser and possible new ring behind 26 Christopher Drive**
 - **New Riser (24x6) to replace broken one behind 8 Valerie Court**

New Business: the following items were discussed in brief:

- Fence outside Community Center needs to be repairs/replaced
- Evaluate the condition of the decks for possible repairs and staining
- Complete as much work as we can from our bucket list in early Spring
- Barbara will review all snow damage requests received and report back to the Board
- Unit at 13 Christopher has a huge tree down from wind, John will address removal with Auger

Next Meeting: the next Board meeting is scheduled for Monday, March 16th at 5:30pm

John suggested Board members wear their St. Patrick's Day green for the March meeting 😊

Motion to adjourn made by Jody, seconded by Barbara at 6:22pm, John, Jody, Barbara, Tom and Yves were in favor.

Respectfully submitted,

Jody Lynn LaChance, Secretary.

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