

Little Mill Woods Condominium Association

Meeting - Board Minutes of Jan. 13, 2020

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

Secretary Report: Minutes of the Meeting of 11/18/19 were reviewed by the Board.

A motion was made by Tom Noll 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. It was approved for Scott's Painting bill to be paid from last fall.

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

Existing Business: the following items were discussed by John and updated with new findings

- **Shutters** – 5 bldgs have been painted, John requested buildings 1 & 2 not be done as they don't need it. Remaining building's shutters to be assessed & determine costs; Assigned to Yves
 - **Updated 1/13/20;** Buildings 1 & 2 don't need work, remaining 3 need to be done, estimated costs at \$3,500 by Scott's Painting
- **Pressure Washing** – Discussion to ensue with Scott on which buildings need to be done; Assigned to Yves
 - **Updated 1/13/20;** John stated Blue Sky did the power washing prior, he'll reach out for a quote for 2020 work to compare with Scott. Estimated costs at \$5,800 for 10 bldgs 3 unit bldgs. @ \$500x2 & 3 unit bldgs. @ \$600x8. John also would like the entrance fences power washed, they were last done 3 yrs ago.
- **Walkway Repair** – Evaluation of blocks at each entrance be done to determine needed repairs; Assigned to Barbara
 - **Updated 1/13/20;** Due to winter conditions, this is tabled until March or April's meeting
- **Erosion Control, Fertilization & Weed Control** – Lots of silt is washing down by Building 1 that needs to be addressed. Also need to look for a new vendor; Assigned to John
 - **Updated 1/13/20;** John obtained a bid for \$2,500 for fertilization and he's going to talk with John Parent for recommendations. Auger is doing some of the Weed control as part of our contract but it's not enough. Our Erosion control also needs to be addressed in the spring for possible remedies.
- **Septic** – a bid for needed work to the Septic system; Assigned to Barbara
 - **Updated 1/13/20:** John & Yves met with Felix Septic to discuss our system. Mr. Bedard of Felix informed us that the filters can be removed on 7 bldgs saving us \$25.00 per to clean. Inquiry was also asked of Mr. Bedard about the costs of the routine pumping of the tanks which he would get back to us.
- **Club House Maintenance** – Overall cleaning is needed to include carpet cleaning; Assigned to Yves
 - **Updated 1/13/20;** there was further discussion on the clubhouse cleaning and repairing the outside fence which is falling down. We'll get an estimate in the spring for said fence repair
- **Front Entrance Repair/Refurbishing** – John would like large rocks and bushes added around the entrance sign, get estimated costs for this work. He suggested taking pics of the area to Freshwater Farms for estimates; Assigned to Jody & Barbara

- **Updated 1/13/20;** We'll have a discussion with Auger regarding damage from winter plowing and get estimates from Chakarians in Derry and Freshwater in Atkinson in the spring
- **Website Maintenance** – Tom Noll will continue to maintain the website
 - **Updated 1/13/20;** Tom will report back on the domain fee and check email links on the LMW website to ensure they are working properly
- **Driveway Sealing** – need to get bids for this work to be completed in the spring; Assigned to Jody
 - **Updated 1/13/20;** Due to winter conditions, this is tabled until March or April's meeting, approx. estimate of \$3,500 from past application done.
- **Generator** – John is going to continue working with Hampstead Water on the contract
 - **Updated 1/13/20; John is continuing conversation with PUC to discuss Emergency plan and would like to receive notice of chlorine application prior to being done and water reports.**

New Business: Jody informed the Board that she had reached out to Casella Waste about replacing the dumpsters with refurbished ones and that they agreed.

Next Meeting: the next Board meeting is scheduled for Monday, February 17, 2020 at 5:30pm

Motion to adjourn by Barbara, seconded by Yves at 6:18pm, John, Jody, Barbara, Tom and Yves were in favor.

Respectfully submitted,

Jody Lynn LaChance, Secretary.

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