

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
July 17, 2023

Call to order: Meeting was called to order at 5:21 pm.

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

Guest: Kathy Deloge

Secretary Report: Minutes from the June 19,2023 board meeting were reviewed.

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. It was again noted that there will be an overage in the administrative cost line due to late invoicing of 2022 charges. Utility costs have risen and may exceed what was budgeted for the year at some point. Dues are current.

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

Existing Business:

- **Auger Work Completed-** Auger completed identified block and paver replacement work on 12 units (13,15,16,17,19,21,23,25,27,31 Christopher Drive and 1,4 Valerie Court.) The board ratified its electronic motion confirming approval of the paver replacement portion of this project. Block work was previously approved.

MOTION: made by Barbara Leclercq for paver work to be completed by Auger, seconded by Yves Descoteaux; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Perimeter Clearing-** Tom and Barbara met with Auger to walk perimeters and identify work to be completed. It was agreed to clear perimeter areas by Club House and areas around Bldgs. 1 and 8, and care for two trees by Building 8.

MOTION: made by Barbara Leclercq to have perimeter work completed by Auger; seconded by Yves Descoteaux; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Scotts Painting-** Barbara relayed that Scott has completed power washing and staining of identified decks this year. Two units were not completed as areas were not cleared of contents.
- **Grass Dumping -** Based on the site visit by NH DES and Hampstead Water Company that resulted in an order to remove all debris around the pump house area, Auger has removed all materials off site. Hampstead Water Company will continue to monitor the area and Jody will post a "No Dumping" sign at the site. The board ratified its electronic motion to have Auger perform the work.

MOTION: made by Yves Descoteaux for off-site removal of grass on pump house perimeter by Auger, seconded by Tom Noll; Jody Lyn LaChance, Barbara Leclercq, and Chris Roy in favor.

New Business-

- **Greener Days Application-** The second grub control application was completed recently. It would be helpful to have more signs posted on lawns when they do this so that owners are aware.
- **Front Steps/Board Repairs-**Barbara has reached out again to Augi regarding scheduling a time for this work to be completed. Augi indicated his schedule has been affected by the ongoing rainy conditions we've experienced but hopes to get to us soon.
- **Estimate for Tree Removal-** Two trees planted by previous owners behind Bldg. 6 are both now significantly overgrown. As they are not original to our association, their upkeep was never a part of the contract. Auger has provided a quote for removal. Since both trees seem healthy (other than overgrowth) Jody will ask if the current owners wish to assume responsibility for their upkeep prior to having Auger remove them.
- **Dryer Vent Cleaning-** Jody will meet with Kathy Holland to conduct a walk about and discussion will continue next month.
- **Patio Furniture-** Jody donated her patio set and umbrella to the Community Center for anyone who wishes to enjoy using it. She noted she will store it in her basement during the winter months. The board thanked Jody for her generosity.
- **Non-Public Session-** With consensus of the board, the President entered non-public session. Session concluded at 6:25 pm with board consensus to move back into public session.

Adjourn:

MOTION: to adjourn made by Barbara Leclercq, seconded by Yves Descoteaux. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. The meeting adjourned at 6:30 pm.

The next scheduled meeting will be held at 6:30 pm on August 15, 2023.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

LMWCONDOASSOC.ORG