

Little Mill Woods Condominium Association

Board of Directors Meeting Minutes

June 16, 2021

Call to order: Meeting was called to order at 5:30 pm.

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

Secretary Report: Minutes from the May 19, 2021 board meeting reviewed.

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

Treasurer Report: Tom stated the budget continues to look healthy. Jody distributed expense report.

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:

- **2021 Edits to Rules and Regulations:** tabled until August 11th.
- **Deck Evaluations and Power Washing/Staining:** Power washing and staining of decks will be done prior to repair work as new boards need to dry out before staining. Barbara is waiting for a confirmation date. Once she hears Chris will notify homeowners and ask they have decks prepped so work can be done. Board replacement will follow this work. Schedule will be based on contractor availability.
- **Front Entrance block replacements:** Auger has completed this work and the board approved payment via unanimous email vote.
- **Lawn Survey Results-** Members received results from the survey that was distributed to all residents. We had a 72% response rate. The Board noted their appreciation to everyone who took time to complete it. Detailed results will be sent to owners via email. It was noted that survey results indicated the majority of respondents did not want to spend money and/or be responsible for the watering of lawn areas.
- **Cracked Foundation Repairs-** Foundation repair work at 36 Christopher Drive will be completed on June 17th. The board approved the quote from Crack-X to complete this work via a unanimous email vote.
- **Greener Days-**Application #2 (which was inclusive of Merit Grub Control) was completed on May 28th. It was noted that the Board will be looking at expanding the scope of this contract next year since previous and existing contracts only provided treatments to front lawn areas.
- **New Business:**
 - **Parking at entrance by neighbors:** Members discussed the letter from Crystal Menesses requesting continued allowance to park a few vehicles near the entrance of Christopher Drive. In her letter Crystal noted that permission had been given previously for specific occasions that occur one or twice a year such as their annual barbecue. The board agreed that the community wants to foster good relationships with our neighbors and agreed that this could continue with the following conditions:
 - That it is only once or twice annually
 - That the cars park on the right side and far enough up that vision is not obstructed for others
 - That prior notice be given to the board when this is to occur
 - **Proposal by Auger to overhaul front lawns throughout the complex:** As a component of the survey Jody requested a quote. She was quoted a price of \$73,960 to excavate, loam and seed the front lawn areas of the development.

It was also noted that Auger's daughter and her friend did some community service work at our development including raking, weeding, mulching, etc. at no cost to residents. Thank you ladies!

- **Meeting with developer Steve Doherty-** Jody and Chris met with Steve to review placement of the trees that will buffer his development from our property. He has agreed to place them alongside his building/driveway area. He will plant Green Giant Arborvitaes which will grow quickly and hopefully provide a good buffer between them and us. This work should be completed soon.
- **Kathy Deloge event planning-** Board members recognized Kathy for her efforts in planning some community events for residents. The first one will be an ice cream social that will be held on June 29th. Thank you, Kathy!
- **Gutter Leaks-** Augi Traynor of Small Jobs Inc will be asked to look at a couple of gutters that have been reported to have leaks.

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 Wednesday, July 14, 2021 at 5:30 pm.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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