

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
June 19, 2023

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

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

Guest: Kathy Deloge

Secretary Report: Minutes from the May 31, 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: Budget remains healthy. May financials were reviewed, and all looks to be in order. All condo dues are current. There was brief discussion on pros/cons of alternative energy suppliers and the fact that Eversource has pledged a rate reduction by late summer. Members agreed to keep this on the radar to revisit later in the year.

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:

- **Response to Memorial Request-** Jody noted she responded to Sandra Girard on behalf of the board regarding her request for a memorial display in honor of John Burt to be placed in the rock garden. Members agreed it was a wonderful idea to honor him in some way and perhaps some type of plant or small bush be placed there in his honor. Sandra had noted previously that this would be done through private contributions. Jody also suggested a small Zen garden display with memory stones might be nice as well.
- **Filter Replacement-**Barbara stated she replaced a septic vent filter unit behind building 7.
- **Scotts Painting-** Barbara relayed that due to weather conditions Scott was unable to make it out today to stain decks. She said the weather this week does not look ideal for staining, but hopefully there will be a few sunny days, so he can get to it as anticipated.
- **Felix Septic -** Felix will be out in the next few days to replace the septic pump down by Building 1.

New Business-

- **Ice Cream Social-** Board members recognized Kathy Deloge for her efforts in organizing the ice cream social for the community. Kathy noted was a great turn out that night and everyone had a wonderful time!
- **Crack fills in streets/driveways-** Jody met with Petra Paving who provided a quote for doing this project. The board tabled this for now and will take it up again at a future meeting.
- **Grass Dumping by Water Supply Building-** Jody shared a notice she received from Hampstead Water Company concerning a recent DES site visit. DES has stated that all areas surrounding the

immediate area around building must be kept clear of debris. Since Auger has used that area to dump grass collected from mowing, it will need to be removed and alternative off-site plans be made for grass disposal. Jody will reach out to Marty regarding this issue.

Non-Public Session- With consensus of the board, the President entered in to 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. Meeting adjourned at 6:30 pm.

The next scheduled meeting will be held at 5:30 pm on July 17, 2023.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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