

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
June 8, 2022

Call to order: Meeting was called to order at 5:23 pm.

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

Secretary Report: Minutes from the May 18, 2022 board meeting were reviewed.

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

Treasurer Report: Tom noted the budget looks to be in good shape. We are starting to get some work invoices in. All monthly condo dues are current. We have not received the May report from Evergreen yet.

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

Existing Business:

- **Entrance/Speed Limit Sign-**The two signs are in and look great. Auger will be installing them shortly.
- **Petra Paving-swale along area near Building 1** - We are on the schedule to have this swale area paved. Petra will contact Jodi prior to them coming out. .This expense will come out of the reserve budget.
- **Deck staining/power washing-** Scott submitted a quote for \$4,650 to stain and power wash decks that are scheduled to be done this year. It was noted that these are done on a rotating schedule for all units.

MOTION: made by Yves Descoteaux to accept the quote for staining/power washing of decks; seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Gas Grill/Dehumidifier-** The grill has been removed from the club house area (thanks to Jody and family.) It was noted that the dehumidifier needs replacing in the clubhouse as well. After discussion, it was agreed to purchase a new dehumidifier immediately to alleviate condensation in the basement area. The board will look for grill sales as well. Barbara researched dehumidifiers prior to this meeting and found a good one for \$176.00.

MOTION: made by Yves Descoteaux to authorize the purchase of the dehumidifier for \$176.00; seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

New Business:

- **Garden Committee-** The letter Tom sent on behalf of the committee was reviewed. Members thanked the committee for all their on-going efforts to enhance the looks of LMW and agreed to what they have outlined. Prior to planting of Hosta's it was requested that Barbara check with Felix septic to ensure the roots would not be invasive to the tanks in that area.

MOTION: made by Barbara Leclercq for the Garden Committee to expend \$200 for flowers and plants for the clubhouse area as outlined. Seconded by Tom Noll. Jody Lyn LaChance, Yves Descoteaux, and Chris Roy in favor.

- **Walk About Results for blocks, gutters and snow damage-** Augi will be asked to evaluate and repair 3 gutters that have known issues. There was discussion regarding ongoing gutter maintenance. Jody and Barbara conducted their walk about last weekend. They determined numerous blocks in need of repair. This will be an expensive undertaking but is a safety issue and must be addressed. Jody will reach out to Auger to discuss block options and manufacturers. Barbara noted that Auger has the list of snow damage requests and is completing them. Auger will also be edging and hydroseeding areas that have been damaged by plows.
- **Abutting Gravel Pit-** Jody was made aware that abutter notification will be forth coming for a submission made to the planning board for 2 Showell Pond Road. This is owned by Busby Construction. She will make the board aware once she receives it.
- **LMW Sign Reconditioning-** As discussed previously, our large LMW wooden sign at the front entrance needs to be reconditioned to maintain it properly. Jody reached out and received an initial quote just to get an idea of the cost involved and scope of project. This quote came in at \$1,900 and includes removal of loose paint and any rot; complete sanding; repair of compromised wood; use of premium finishes and 23 karat gold leaf, remounting sign to existing cedar side members. This is not an immediate project and other quotes will be obtained but it is something we will need to consider as it has not been done since the sign was first installed.
- **Maintenance Contract Renewal-** We will need to meet with contractor by early August to ensure we have a new contract in place for LMW. Jody will reach out to Auger shortly.

.Adjourn:

MOTION: to adjourn made by Barbara Leclercq, seconded by Yves Descoteaux.

Jody Lyn LaChance, Yves Descoteaux, and Chris Roy in favor. Meeting adjourned at 6:25 pm.

The next board meeting will be held on July 12, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

LMWCONDOASSOC.ORG