

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
March 29, 2023

Call to order: Meeting was called to order at 5:24 pm.

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

Secretary Report: Minutes from the February 8, 2023 board meeting were reviewed.

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

Treasurer Report: We are in good financial shape and everything looks correct on financial statements. The end of year statement has been distributed to unit owners as requested at the Annual Meeting. Condo fees are current. Payment for the broken fencing between us and Bobcat Way will be paid from reserve account.

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:

- **Hole on outside of Community Center-** Tom has agreed to patch this hole to preserve the integrity of the outside wall.
- **Furnace Cleaning and House Keeping-** Barbara scheduled and oversaw the cleaning of the furnace at the Community Center. Maintenance was completed by Palmer Gas. It was also noted that the piano and other items have been removed from the center. The board expressed its appreciation Jody for scheduling and incurring the expense of this removal. We are very grateful for her financial contribution to LMW.
- **Greener Days 2023 Contract-** Members reviewed the contract for this upcoming year for fertilizing and grub control treatments

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

- **Lane Roofing-** Roofers currently completed roof caps on 4 buildings and did a great job. It was agreed to schedule remaining roofs this fall.
- **New Business:**
- **Sale of 26 Christopher Drive-** this is a private sale and closing is scheduled for Friday, March 31, 2023. Current owners have sent along identification documents for new owners.
- **Fences Unlimited-** While replacing the section of fencing that had fallen late last year, wind damage in a couple of other areas were identified as areas of concern. It was noted that the integrity of the fence has been compromised and the fencing will fall at some point if we do not take preventative measures.

MOTION: Tom Noll motioned to schedule this work with Fences Unlimited; seconded by Yves Descoteaux; Chris Roy, Jody Lyn LaChance, and Barbara Leclercq in favor.

- **Dumpster Quotes-** Jody distributed copies of various quotes including getting larger dumpsters and increasing the recycle bin emptying schedule from bi-weekly to weekly. Both incurred a significant annual cost difference than what is currently budgeted. After a brief discussion, it was agreed to keep it

as is for now and monitor to see if the problem continues. A reminder to residents to please adhere to what can be placed in the recycle bin (list will go out via email) and to ensure that dumpsters are used by residents of LMW only. Any large items should be brought to the town dump.

- **Evergreen-** Jody met with Evergreen Management about our concerns with billing accuracy. She was assured that they were aware of the problems and are actively working with employees to rectify the situation.
- **Winter Damage Reports-** Barbara provided Chris a copy of the 2023 damage report. Chris will send out with minutes. It was also agreed to distribute copies of the do's and don'ts for septic and recyclable disposal to residents.
- **Auger Spring Clean Up-** Auger has begun spring clean-up around our development and will continue to do so as weather permits.

Adjourn:

MOTION: to adjourn made by Yves Descoteaux, seconded by Barbara Leclercq. Jody Lyn LaChance, Tom Noll and Chris Roy in favor. Meeting adjourned at 6:20 pm.

The next scheduled meeting will be held at 5:30 pm on April 19, 2023.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

LMWCONDOASSOC.ORG