

Little Mill Woods Condominium Association

Board of Directors Meeting Minutes

March 9, 2022

Call to order: Meeting was called to order at 5:26 pm.

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

Absent: Yves Descoteaux

Attendee: Kathy Deloge

Secretary Report: Minutes from the November 17, 2021 board meeting were reviewed.

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

Treasurer Report: Board reviewed the 2021 end of year budget. Overall, we are in good shape with our budget. It was noted that dues were increased \$10 per month beginning January 2022. This is to support increased maintenance costs and will allow us to build up the capital reserve to absorb identified expenditures such as new roofing, which will be completed in phases over the next few years; along with other large capital expenditures. Members will pay close attention over the coming months to increased cost of services that may occur due to price increases that are occurring nationwide.

MOTION: made by Barbara Leclercq; seconded by Chris Roy; Jody Lyn LaChance and Tom Noll in favor.

Existing Business:

- **Annual Meeting-** Barbara has reserved the Sandown Town Hall for our 2022 Annual Meeting. It will be held on Saturday, October 22nd at 9:30 a.m.
- **Dumpsters-** It appears that there has been significant improvement in the use of the recycle dumpster since the request to break down boxes and notice of acceptable items to dispose went out to unit owners. Members thanked everyone for their diligence and urged residents continue to recycle responsibly.

New Business:

- **Light Repairs and sensors:** Jamison Electric repaired the flashing light bulb near the entrance of Christopher Drive. It was noted that there is also an issue with the sensor not turning lights on. Members will do a walk around to check out the problem.
- **Clean Up of Community Center basement-** Board members acknowledged the efforts of John Parent for cleaning up the basement of the community center. John, with the assistance of Susan Ronan and Tom Noll, did a remarkable job. Thanks to them all!
- **Slush Fund Account-** Members discussed if there is a need for a small line item or fund for board expenditures such as get well, condolence, or gratuity gifts that currently are paid for directly by the board member(s). After discussion, it was agreed that any costs will continue to be absorbed personally by board members who wish to send these types of acknowledgments.
- **Evergreen notice of increased charges:** Members received a notice from Evergreen reflecting an increase in charges for their services. All agreed this was expected but will continue to monitor.
- **New Speed Limit Sign-**It was agreed to look at signs for the front entrance since we have changed the speed limit. This sign will also indicate that this is private property. This sign will be placed in a visible

location near the entrance.

- **Snow Damage Reports-** A couple of residents have reported damage from snow removal at their homes. The snow removal damage form and instructions will go out to all residents via email requesting them to look around for damage and to report any to Barbara so that she can reach out to Auger.
- **Excavation Work on Bobcat Way-**Two lots abutting Christopher Drive units are currently clearing brush and leveling out land. Jody contacted both the town and the land owner and reported that he does plan on putting two warehouses on the land. At some point blasting will be required. To date, no approvals or permits have been received from the town, but he is currently in the process of getting the planning board involved. Jody will continue to monitor this project and work with the land owner as she did last year with Mr. Doherty.
- **Non-Public Session-**With consensus of the board, the President entered in to non-public session.
- **Adjourn:**
MOTION: to adjourn made by Barbara Leclercq, seconded by Tom Noll.
Jody Lyn LaChance and Chris Roy in favor. Meeting adjourned at 6:25 pm.

The next board meeting will be held on April 13, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

LMWCONDOASSOC.ORG