

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
May 18, 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

Attendees: Kathy Deloge

Secretary Report: Minutes from the April 13, 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: March report looked fine. It was noted that the April report should be received from Evergreen next week, therefore review is deferred. Dues are current. Not much to report as far as expenditures to date this year.

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

Existing Business:

- **Ordering of Entrance/Speed Limit Sign-**Per previous discussion and electronic vote, two signs have been ordered for the entrance area to replace current signage. The board ratified its April 27, 2022 vote.

MOTION: made by Tom Noll to approve the purchase of two signs for the development; seconded by Barbara Leclercq; Jody Lyn LaChance, Yves Descoteaux, and Chris Roy in favor.

- **Crushed Stone along Post Office Area-** Per discussion around erosion concerns near the post office, Auger submitted a quote for installation of crushed stone along that area. The board approved the work via electronic vote. Work has since been completed. The board ratified its May 9, 2022 vote as follows:

MOTION: made by Barbara Leclercq to approve the installation of crushed stone in the post office area, seconded by Yves Descoteaux; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

The board wishes to recognize and thank members of the Garden Committee including John Parent, Susan Ronan, Joan Simard, John Burt, and Tom Noll for planting flowers and placing fencing at the post office area. It looks great.

- **Stones in Grass-Mike Deloge-Follow up with Auger-** After concerns were expressed last month about a stone hitting a AC unit while mowing, Auger met with Jody to discuss the situation. He agreed that replacing stones with mulch is not the answer as it will only wash away. He noted that he will make sure that moving forward his crews make every effort possible to be more diligent when mowing, especially when near areas filled with stone.
- **Petra Paving-** Jody presented quotes for fixing sinking drain hole near lower Christopher and paving the swale area by building #1. They also provided a quote for sealing cracks. After review, it was agreed for now to do the work on drain and swale areas. If Petra can give us a discount, we will look at completing the crack sealing as well.

MOTION: made by Barbara Leclercq to contract with Petra Paving to complete swale work and

drain cover repairs. Motion seconded by Yves Descoteaux; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Greener Days lawn treatments-** Jody noticed a discrepancy in charges between the current statement and the proposal given last October. She contacted Greener Days who indicated they will honor the lower rates provided on October's proposal.
- **Roof Evaluations-** A roofing contractor has assessed roofs on all buildings. It is his opinion that roofs are in good condition and will last another 10-12 years. He commended our efforts around ongoing maintenance and encouraged us to continue to replace any shingles that come off immediately and to remain vigilant about observing the condition of the roof ridges. He stated that Augi has done a great job with repairs that have been made. He also noted that in today's market, roof replacement would be around \$45,000 per building so it is a good idea to build up our reserve account for when the time comes to replace roofs.
- **Deck work (repairs and staining) and Power Washing-** Barbara noted that Scott will be out this week to review and schedule follow up work that needs completing. Jody and Barbara will also do a walk around to determine what other work will need to be scheduled. Barbara reiterated that it is the owner's responsibility to remove items from decks during power washing and staining. Contractors cannot assume that liability.
- **Response to Patricia Flanagan-** Jody noted that she has sent a response to Patricia on behalf of the board addressing concerns and answering questions she had. All owners were cc'd on both Patricia's original email and Jody's response.

New Business:

- **Weekly Lawn Mowing Adjustments-** Jody and Marty reviewed the schedule and he agreed to make any modifications needed based on weather conditions this summer so that lawns remain as healthy as possible.
- **Email from Kathy Deloge regarding community cleanup-**Kathy and board members reviewed each item on the list and agreed on recommendations made. The board thanked Kathy for all her efforts.

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 6:19 pm.

The next board meeting will be held on June 8, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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