

Little Mill Woods Condominium Association

Board of Directors Meeting Minutes

May 19, 2021

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

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

Secretary Report: Minutes from the April 21, 2021 board meeting reviewed.

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

Treasurer Report: Tom stated the budget continues to look healthy. Jody distributed expense report. Everyone current on dues.

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

Existing Business:

- **2021 Edits to Rules and Regulations:** tabled until next month
- **Deck Evaluations:** Assessments have been completed and Augi Traynor, owner of Small Jobs Inc. has been informed about total boards needed to complete repairs. He will connect back with a date for work to be performed. Power washing and staining of decks will be done prior to repair work as new boards need to dry out before staining.
- **Auger/Greener Days:** A recap of the meeting with Marty (Auger Landscaping) and Chris (Greener Days Fertilization & Irrigation Services) was provided to members who could not attend. It was noted that all work has been completed in accordance with what was outlined in the contract signed previously (grub treatment on the front lawns only—it was noted that cannot be done again until late summer/early fall.) Both Marty and Chris discussed lawns conditions and the fact that only a thin layer of loam was placed when the development was built, and that layer has dissipated over the years. There is sand underneath and that does not support growth. We have also had a lengthy drought and we do not have a community irrigation system so lawns are not being watered. To remedy this situation there will need to be both a financial investment and a commitment by unit owners to maintain by watering lawns once work is completed. The board drafted a brief survey to determine how many people are agreeable to both. Chris will send out via survey monkey to all residents.
- **New Business:**
 - **Power Washing/Staining:** Barbara will reach out to Scott Brettle who is an independent Painter, for a date to provide estimate and complete work.
 - **Evaluation of front step block damages:** A total of 34 blocks need replacing. Work will be scheduled.
 - **Cracked foundation-** It was brought to the boards attention that there is a crack in the foundation at 36 Christopher. Auger Landscaping will be asked to look and provide estimate for repair.

Adjourn:

MOTION: to adjourn made by Barbara Leclercq and seconded by Yves Descoteaux. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:45 pm.

The next Board meeting is scheduled for Wednesday, June 16, 2021 at 5:30 pm.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

LMWCONDOASSOC.ORG