

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
May 31, 2023

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

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

Guest: Sandra Girard

Secretary Report: Minutes from the April 26, 2023 board meeting were reviewed.

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

Treasurer Report: Budget remains healthy. There has been an increase in electricity costs. Evergreen administrative fees that were incurred in November and December of 2022 were not expensed until April 2023. This oversight on their part distorts our annual (calendar year) expenditures. Jody continues dialogue with them regarding this issue.

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:

- **Winter Damage/Spring Review results-** Barbara and Jody conducted a walk-about to review reported damage from plowing/shoveling and to check decks, landings, posts/beams on units slated for maintenance this year. There were some blocks/pavers damaged from snow removal and arrangements will be made with Auger to get them repaired.

Buildings slated for power washing/staining of decks and beams were looked at to determine boards that need replacement.

Entrance Light- Jody donated a second light under front entrance signage, which affords better visibility of the LMW sign during evening hours.

- **Filter Replacement/PO Fencing-** Jody also donated and installed a filter on top of one of the septic vent pipes and fencing to go around the flower bed at the Post Office.
- **Scotts Painting-** Barbara and Jody met with Scott to review deck work units scheduled this year. He provided a statement of cost for the work and will finalize a schedule for work to be done. He will use an oil based semi-transparent stain. Owners will be notified in advance when this will occur. Please note that it is the responsibility of unit owners to remove all items from your deck. Because of liability concerns, the contractor cannot carry or remove items. The board ratified its electronic motion as follows:

MOTION: Chris Roy motioned to accept the bid for work submitted by Scott's Painting. Motion seconded by Tom Noll; Barbara Leclercq; Jody Lyn LaChance, and Yves Descoteaux in favor.

New Business:

- **Felix Septic** - filters to assist with odor control have been added.
- **Garden Committee Update-** Sandra Girard spoke on efforts the committee has completed to enhance the common areas in our development. It was noted that Sandra has certainly been instrumental in the beautification process this spring. Sandra, John Parent , Joan Simard, Marjorie Marquis, and Tom & Barb Noll did a wonderful job with the area in front of the clubhouse, rock garden, and other areas as well. The board recognized and thanked Sandra and all the members of the Garden Committee for their efforts. Anyone wishing to volunteer on the committee or to help with watering the flowers around our development is welcome to do so.
- **Block Replacement and Paver Repairs-** Jody will schedule a meeting with Auger to determine cost and scheduling of repairs. It was noted that this will be a big job and may need to be prioritized based on safety needs. It was noted that replacement blocks installed last year are holding up well.
- **Outside Deck Issue-** The board reviewed a maintenance request that came in because of a home inspection that was done. After a brief discussion, it was noted the concerns mentioned in the report were based on variations between current codes and those in effect at the time of construction. Decks met all code requirements when they were built, and work was signed off by town inspectors at that time. The condo association cannot be held financially responsible for costs incurred to make units comply with current codes.
- **Ice Cream Social-** Board members recognized Kathy Deloge for her efforts in planning an ice cream social for the community. It will be held on June 13th. Thank you, Kathy!

Non-Public Session- With consensus of the board, the President entered in to non-public session. Session concluded at 6:40 pm with board consensus to move back into public session.

Adjourn:

MOTION: to adjourn made by Yves Descoteaux, seconded by Tom Noll. Jody Lyn LaChance, Barbara Leclercq and Chris Roy in favor. Meeting adjourned at 6:43 pm.

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

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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