

Little Mill Woods Condominium Association

Board of Directors Meeting Minutes

November 13, 2023

Call to order: Meeting called to order at 5:25 pm.

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

Guest: Chris Roy

Secretary Report: Members reviewed the minutes from the October 9, 2023, board meeting.

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

Treasurer Report: The October report was not received for review prior to this meeting. Evergreen has been notified of monthly dues increase and new coupon books for 2024 will be sent to owners in the near future. It was also noted that Jody continues to have to work with Evergreen on timeliness of getting some payments out. This continues to be of concern to the board. Evergreen says they are committed to correcting this issue.

Existing Business:

- **Dryer Vent Cleaning-** Vent cleaning is scheduled for tomorrow. Owners do not need to be present for the cleaning.
- **Annual Meeting Results-** Board members agreed the meeting was well attended and input was positive. Chris has distributed draft minutes from the meeting to board members.
- **Touch up Paint for 3 Valerie Court-** work has been completed and unit owner is satisfied with the results.
- **Gutter Issues-** all reported gutter issues have been fixed by Augi.
- **Holiday Decorations-** Chris sent out holiday decoration guidelines and reminder that nails and/or screws are not allowed on the exterior of any unit in an email to unit owners.

New Business-

- **Open Secretary Position-** There has been no interest in this open position on the BOD. Members will continue to recruit and Chris stated she will assist as much as possible until the position is filled.
- **Parking Notice-** The board discussed the importance of keeping roadways and driveways clear, to the extent possible, during snow storms. Auger is not responsible for snow left in areas that cannot be plowed due to lack of access on their part. Chris will send a reminder to residents via email and encourage owners to keep driveways empty so they can be properly plowed. Additional parking is available in front of the community center for cars that do not have garage availability. No cars should be parked on the road during storms.
- **Recycle dumpster-** There continues to be issues with some owners not breaking down boxes,

even after repeated requests. The board will work directly with offenders to ensure this does not continue. A reminder to please make sure you break down all boxes when using this dumpster so that everyone can use it.

- **Sale of Unit-** It was brought to the board's attention that 24 Christopher Drive will be up for sale in the near future. Members discussed ways to ensure that realtors/sellers/and future owners receive all documentation needed for these transactions. Jody and Tom will review the website to make sure everything is up to date and Jody will reach out to sellers and/or their agents.

Adjourn:

MOTION: to adjourn made by Barbara Leclercq, seconded by Tom Noll. Jody Lyn LaChance, and Yves Descoteaux in favor. The meeting adjourned at 6:15 pm.

The next meeting will be held at 5:30 pm on February 19, 2024, at the Community Center.

Respectfully submitted,

Chris Roy

Chris Roy,

LMWCONDOASSOC.ORG