

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**November 17, 2021**

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

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

**Attendee:** Kathy Deloge

**Secretary Report:** Minutes from the September 22, 2021 board meeting were 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 that we are still on track financially with both the reserve and operating budget being solid. It was noted that the board will focus on capital expenditure items over the upcoming months such as roof replacement and other large expenses that we know will be needed soon so that we can plan for those costs.

**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:**

- **Annual Meeting-** It was noted that the October 22nd annual meeting went well and that it was wonderful to have such a good turnout of unit owners in attendance.
- **Auger Community Center Cleanup:** Work has been completed and feedback has been very positive. He also submitted a proposal to bark mulch the other half of the community in the spring so that the entire community is done each year. Members will take it under advisement.
- **Augi-** Shingle repairs at 3 units have been completed and invoice was approved via email vote and has been paid.
- **T. Jamieson-**Repairs to outside lamp posts have been completed and invoice was approved via email vote and has been paid.
- **Sofa and Loveseat Donation:** The Frazier family generously donated a sofa and loveseat to the community center. Their son Justin moved it for us Jody sent a thank you and token of appreciation gift.
- **G|L insurance renewal-**has been done and we ended up with better coverage for less money thanks to Jody and her great negotiating skills.
- **Evergreen-**has been notified of 2022 budget changes and increase in condo fees from \$295 to \$305 beginning 1/1/22. Minutes of the Annual Meeting have been sent as well.
- **Recycling Dumpster-**It was noted that this continues to be a concern as people are putting non-recyclable items in this dumpster which defeats the purpose of having it. This dumpster costs more than the regular dumpster and if people do not use it properly then items cannot be recycled. It was decided to post what can and can not go into this dumpster at the post office area in a last effort to ensure proper use. If this does not alleviate the issue the board will address whether we should continue to have it there.
- **Community Center Use-**Yves reported that folks have reserved it for Thanksgiving and left it very clean. There is some interest for a Christmas rental as well.

- **December and January Board Meetings**-Because of the holidays the Board will not meet again until February.
- **Non-Public Session**-With consensus of the board, the President entered in to non-public session.
- **Adjourn:**  
**MOTION:** to adjourn made by Yves Descoteaux and seconded by Barbara Leclercq.  
Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:17 pm.

Our next meeting will be held on March 9, 2022.

Respectfully submitted,

*Chris Roy*

Chris Roy, Secretary

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