

Little Mill Woods Condominium Association

Special Meeting - Board Minutes of Oct 23, 2019

Present: John Burt, Barbara Leclercq, Judy Sheridan, Yves Descoteaux and Jody Lynn LaChance

Secretary Report: No minutes to be voted on at this meeting. John welcomed Jody Lynn LaChance to the board as Secretary.

Treasurer Report: Judy presented proposed 2020 budget reports with 3 contracts from Groundhog Landscaping, Auger Property Maintenance and Mapeleaf Landscaping and the possibility that our HOA dues could increase to \$295/month depending on the contract chosen.

Discussion:

John presented the board with the contract renewal with Auger Property Maintenance and proposals from Maplewood Landscaping and Ground Hog landscaping. The contracts varied in overall costs for our landscaping and snow removal needs. Discussion took place regarding the dependability, reliability, available equipment and overall costs for each contractor. There was some concern regarding the overall performance from MapleLeaf as this would be their first condominium contract and their equipment and personnel are limited. John stated that if accepted this would be a trial for them per the owner.

John also informed the board that once all proposals were reviewed, he was able to renegotiate with Auger to lower his renewal contract which was done and presented. It was also noted that if the board accepted Auger's contract renewal, the HOA dues would have to increase to support the additional costs.

Jody brought up that although Mapleleaf would save LMW money, their company just registered with the State of NH in June, had no ratings from the BBB and have no prior history handling a complex of this size. She continued to share that Auger has standing record with LMW as being our contractor in the past, they have been in business for over 20 years and have an A+ rating with the BBB (Better Business Bureau). Furthermore, although Mapleleaf's proposal overall costs were less, it was a proposal not a contract confirming actual costs to LMW and they couldn't guarantee they could get the job done within the parameters of LMW.

Yves and Barbara agreed that based on the longevity and history LMW has with Auger Property Maintenance that the security of knowing they can get the job done despite a higher cost was worth it for LMW.

A motion was made to accept the contract renewal from Auger Property Maintenance by John Burt, seconded by Judy Sheridan. Judy, Jody, Yves and Barbara were in favor, John was not in favor.

The board accepted the 2020 proposed Budget to include the contract renewal from Auger Property Maintenance. The new 2020 Budget includes an increase of our HOA dues from \$285.00 to \$295.00 monthly beginning January 2020. New coupon books will be mailed out.

A motion was made to accept the 2020 Budget as presented by Judy Sheridan, seconded by Barbara Leclercq, all were in favor.

Judy then addressed the board announcing her resignation as Treasurer for LMW effective immediately. She requested that her privileges as Treasurer be termed with Evergreen, all relative bank accounts and lockbox.

The board accepted her resignation and John stated that he would reach out to the residents of LMW to find a replacement asap. We all thanked Judy for her over 8 years of outstanding and dedicated service to LMW and she will be extremely missed by all.

New Business:

John discussed several items that he wants on the agenda that need to be assigned and managed by a board member for our upcoming meetings, they are;

- Septic Vendor
- Generator for our water supply
- Palmer Gas contract
- Community Center policies and procedures
- Preparing LMW community for weather changes and impact on infrastructure
- Boundary line research for land behind Christopher Drive bordering Valerie Court
- An inventory of LMW owners on what they can/will do for the community's betterment
- LMW website management
- Possible restructure and refresh of our front entrance of LMW near entrance sign

Motion to adjourn made by John, seconded by Judy at 5:53pm. All were in favor.

Respectfully submitted,

Jody Lynn LaChance, Secretary.

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