

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
October 10, 2022

Call to order: Meeting was called to order at 5:24 pm.

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

Guests: Kathy Deloge

Secretary Report: Minutes from the September 19, 2022 board meeting were reviewed.

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

Treasurer Report: Tom noted the budget is on track. Jody noted the previously identified expenditure that was charged to maintenance instead of the reserve account. That correction will be reflected in the next statement. Dues continue to be current. It was noted that several areas in the budget have experienced a substantial increase i.e.: contractors, insurance, utilities, etc. It is anticipated that this will most likely continue into next year based on rising costs and short supplies. The September budget report will reflect August and September payments to Auger that were paid on September 30th.

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

Existing Business:

- **Roof ridge Shingle Repair work** - Work has been completed at Building 4 on Valerie Court; and Building 7 on Christopher Drive, along with the Community Center. Consensus was that Lane Roofing did an excellent job on the ridge work and took great care in cleaning up the area afterwards.
- **Annual Meeting Update-** Documents for the 2022 Annual Meeting were mailed out to all occupants so that they would be received on October 1st. It was noted that some owners had not yet received them. Chris will send an email letting everyone know that they have been mailed and to reach out to her if they have not yet been received so she can get them a copy.

New Business:

- **Garden Committee-** Susan Ronan submitted an invoice for mums and fall decorations she purchased for the common areas.

MOTION: Yves Descoteaux motioned to approve reimbursement in the amount of \$217.58. Barbara Leclercq seconded, and the motion passed with Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. This money will come from the funds allocated to the Garden Committee for such expenditures.

- **Work Order-** The board received a request to fix the landing on stairs located at 32 Christopher Drive. Augi will look at it on Friday.

Non-Public Session- With consensus of the board, the President entered in to non-public session. Session concluded at 6:25 pm with board consensus to move back into public session.

.2023 Budget:

MOTION: made by Yves Descoteaux to approve the finalized 2023 budget. Motion was seconded by Barbara Leclercq. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

Adjourn:

MOTION: to adjourn made by Yves Descoteaux, seconded by Barbara Leclercq. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:40 pm.

The next regular board meeting will be held at 5:30 pm on November 15, 2022.

Respectfully submitted,

Chris Roy

Chris Roy, Secretary

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