

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**October 19, 2020**

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

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

**Secretary Report:** Minutes from the 9/21/2020 meeting reviewed by the Board.

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

**Treasurer Report:** Condo fees continue to be current. Finalized budget for the 2021 year was distributed to all unit owners in the packet sent out for the Annual Meeting. It was noted that there will be no increase in condo fees in the upcoming year. We are still awaiting a few more invoices to be submitted for work already completed.

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

**Existing Business:**

- **Damaged Stringers**-All work has been completed and bill has been paid.
- **Blocks at front entrances of units**-Blocks that were previously identified to be immediate repaired will be done tomorrow. This work had been scheduled for last week however was postponed due to weather conditions.
- **Shutter Painting:** Painting was completed at Building #6. We are waiting for an invoice from Scott's Painting who performed the work.
- **Relocation of Drainpipe:** Work has been completed on Building #9 and invoice has been paid.
- **Annual Meeting:** Packets were mailed to unit owners on October 1<sup>st</sup>. It was noted that town officials have requested participants follow social distancing, wear masks and make everyone aware that no food or beverages should be brought into the building. Members reviewed Roberts Rules, the 2021 budget and meeting agenda. It was noted that a quorum needs to be present for the meeting to proceed. It is hoped that with the current Covid-19 situation, we will have enough participants.

**New Business:**

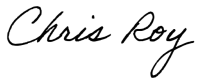
- **Issue with traffic on Valerie Court**—There have been numerous reports of vehicles trying to access the new development on Valerie Way via Valerie Court. On at least one occasion the driver rang the bell of a unit owner to ask for assistance. Jody has contacted Mr. Doherty (developer) and Google about this situation. It was discussed that the problem arises when someone puts Valerie Way, Sandown, NH in their GPS. GPS navigation takes them through our development instead of taking them via Owens Court (which is Hampstead) and then onto Valerie Way in Sandown. Both ways show up on google maps, but apparently GPS tries to keep users in the same town therefore taking them through our development instead of Owens Court. Mr. Doherty has done his best to notify contractors, but it is very difficult to ensure companies make all their drivers aware of the situation. Jody will suggest to Mr. Doherty that he may want to consider changing the name of Valerie Way to Doherty Way or something else to alleviate confusion. That suggestion of course would be up to him and the town to decide and act upon.

- **Work Request:** A request for work on blocks, pavers, and power washing was received from 19 Christopher Drive. Block work will be completed tomorrow as it was identified as one of the high priority items that had already been discussed. Paver work will be done in 2021. It was noted that we will make available stone dust, along with instructions on how to add it as a temporary fix for walkways, to any unit owner that would like it. This should help until we complete paver work in 2021. Power washing will be a future board discussion.
- **General Liability Insurance Renewal:** Requested address corrections have been completed and Jody has signed it for the upcoming year.
- **Next Meeting:** The next Board meeting is scheduled for Monday, November 16th at 5:30 pm.

**Adjourn:** **MOTION:** to adjourn made by Barbara Leclercq and seconded by Yves Descoteaux. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:05 pm.

**REMINDER:** Annual Meeting will be held at the Sandown Town Hall beginning at 10 am on October 24<sup>th</sup>.

Respectfully submitted,



Chris Roy, Secretary.

LMWCONDOASSOC.ORG