

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**September 22, 2021**

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

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

**Attendee:** Kathy Deloge, John Burt

**Secretary Report:** Minutes from the August 17, 2021 board meeting reviewed. Jody requested adding Kathy Deloge as attendee to the minutes and that she provided an update on the group activities.

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

Kathy Deloge wanted the board to know what an excellent job Augi did with the recent repair work at her home. She and her husband were very pleased with the results and the quality of his work.

John Burt discussed Palmer Gas and presented his historical perspective on previous contracts between LMW and Palmer Gas. He requested that someone reach out to determine whether our development would qualify for commercial rates vs residential rates. Jody stated she has been in contact with them and will certainly ask that question on behalf of our community.

**Treasurer Report:** Tom stated the maintenance budget will have more expenditures to pay out but that it continues to be healthy. We are over septic system repair costs. Jody distributed expense report. Members reviewed current expenditures. The \$50,000 that the board voted be moved from the reserve to a CD has been done. Tom noted that it is anticipated that contractor costs will rise in the upcoming year. It was noted that because we are waiting on some final costs, the 2022 budget may not be ready for the annual meeting and may need to be distributed later.

**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:**

- **Broken lamp post at R. Perry, K. Fitzgerald, B. Leclercq-** Work has been completed and everyone is very pleased with the results. Yves indicated the contractor got the replacement parts at Home Depot. He is awaiting the invoice for this work. Once it is received he will forward for payment.
- **Garden Committee Update-** Two invoices were presented for reimbursement from the money the board previously approved to be expensed for gardening projects in the community. The board was very complimentary about the work that has been done by this committee and is excited to work in collaboration with the garden committee in future endeavors.
- **Augi Deck Repairs:** Work has been completed and feedback has been very positive. It was noted that he did quite a bit of extra work and that we were not charged for. His invoice has been submitted for payment.

**MOTION:** made by Yves Descoteaux to approve payment of this invoice for work completed, seconded by Barbara Leclercq; Jody Lyn LaChance, Chris Roy and Tom Noll in favor.

- **Ongoing Gutter Issues:** Members discussed the fact that we seem to have more and more issues with gutter drainage. It was noted that only front gutters had the shield put in and the board agreed to have a contractor come out and do an assessment on the back gutters. Barbara will reach out to Mr.

B's to get this scheduled.

- **Dryer Cleaning Update-** Kathy has reached out to all unit owners. 32 units will have vents cleaned and 26 units want a vent cover replacement. This work has been scheduled to be done by Dryer Vent Wizard on Friday, October 1<sup>st</sup>. Kathy will work with Chris to ensure everyone has the date and provides payment for the work being performed as well as information about the process. It was noted that owners do not need to be present but if they are, or designate Kathy to be available for them, air flow will be tested by contractor.
- **Annual Meeting Preparation-**The Annual Meeting will be held on Saturday, October 23<sup>rd</sup>, 9:30 am at the Sandown Town Hall. Notices will be distributed to unit owners in the next week. Because of the increase in Covid-19 and Delta Variant cases, attendees will be requested to follow all safety protocols including wearing of masks.

#### **New Business:**

- **Yard Sale-** Owners were sent an email letting them know that John Burt has paid for a registration and everyone interested in participating on October 3<sup>rd</sup> can do so. A sign-up sheet has been posted at the mailbox area.
- **Auger Estimate to clean up near Community Center-** Members reviewed the quote and discussed the scope of work to be performed. Jody will get back to Auger with some follow-up questions and to schedule the work.
- **Storm Door Replacement Request-** The board received a request for replacement of front and back storm doors at Ron Perry's home.

**MOTION:** made by Yves Descoteaux to approve this request, seconded by Barbara Leclercq; Jody Lyn LaChance, Chris Roy and Tom Noll in favor.

- **Work Requests-** Two requests came in recently, one for a gutter issue and the other for shingle repair. Either Barbara or Jody will connect with Augi to get this work scheduled.
- **Non-Public Session-**With consensus of the board, the President entered in to non-public session.
- **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 6:45 pm.

Our next meeting will be our Annual Meeting. This will be held on October 23<sup>rd</sup> at 9:30 am at the Sandown Town Hall. Please follow all safety protocols that day including mask wearing. No food or drinks are allowed in the building.

Respectfully submitted,

*Chris Roy*

Chris Roy, Secretary

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