

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
August 12, 2024

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

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

Attendees: Chris Roy

Secretary Report: Minutes from the July 15, 2024 board meeting were reviewed.

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

Treasurer Report: At the time of this meeting no financials had been received to report on. Tom stated that Eversource double billed one month but it has been corrected and overpayment was credited back to us. Tom also noted that there is a trade name renewal charge of \$107.00. This occurs every 5 years and is for the LMW name.

Existing Business:

- **Power Washing and Painting-** We have received one quote for power washing and await quotes from two other companies. Once received, a decision will be made and project will be scheduled. Barbara is also waiting to hear back from Scott for a quote on painting outside trim work that was identified during the walk about. Yves asked that his door trim be added to the paint list.
- **Invoices for replacement block and paver work-** The board reviewed these two invoices. Members had questions about one of the invoices. Jody will reach out to Auger regarding those prior to approval. The other invoice for work not initially identified during the walk about but deemed necessary and was approved.

MOTION: Yves Descoteaux motioned to approve invoice #40278 for payment. Tom Noll seconded and the motion passed with Barbara Leclercq and Jody Lyn LaChance in favor.

- **Vinyl Fence-** Fences Unlimited completed repair work on fence by Bobcat Way. There was no charge for this work to be completed.

New Business:

- **Meeting with Auger regarding block replacement-** Jody and Barbara met with Auger regarding some of the blocks that were replaced. Auger informed them that the specific block that is used on our steps is difficult to find. Freshwater Farms told Auger that the distributor indicated they will no longer be available. Jody noted this will be a major problem moving forward. Tom stated he has begun to look at alternative sites for these blocks and is working with Hudson Quarry to see if they have them. Yves also suggested a stone place on 125. Members will continue to research options to obtain this specific block style.
- **Quote for Gutter Cleaning-** Barbara secured quotes for gutter cleaning at all units, including the community center. She is waiting to hear back from Jason Cutter, owner of Got Gutters, with a time for this work to be completed. The board ratified its electronic vote.

MOTION: Barbara Leclercq motioned to accept the quote from Got Gutters to clean all gutters, front and back, including the community center. Tom Noll seconded, and the motion passed with Yves Descoteaux Noll and Jody Lyn LaChance in favor.

- **30 Christopher Drive-** It was brought to the board's attention that a huge hornet's nest was found inside an unused roof vent pipe at this address. Options were discussed and it was agreed to have a pest control company remove the nest and then have Augi come and remove the pipe, patch and shingle that section of the roof. It was also agreed that the pest control company will treat the cicada nest issue that arose again due to the dry summer when they do this work. The board ratified its electronic vote.

MOTION: Barbara Leclercq motioned to approve work from both Augi Traynor and Borchu Pest Solutions. Tom Noll seconded, and the motion passed with Yves Descoteaux and Jody Lyn LaChance in favor.

- **Master Insurance Policy-** Board received notice of non-renewal for our master policy. Jody reached out and was informed this is not an isolated situation, many condo associations are receiving this notice at renewal time. Brokers are researching other options and will get back to us. It is more than likely that quotes received will be higher than previously paid.
- **Secretary Position-** This board position remains vacant. Anyone interested in applying, please reach out to Jody.
- **Entrance Sign-** Based on cost considerations of other projects scheduled this year, the board is still considering refurbishing our LMW front entrance sign. We received a quote in 2022 and will reach out again for an updated price on restoration.

- **Adjourn:**

MOTION: to adjourn made by Yves Descoteaux, seconded by Tom Noll. Barbara Leclercq and Jody Lyn LaChance in favor. Meeting adjourned at 6:23 pm.

The next board meeting will be held on September 9, 2024, 5:30 p.m.

Respectfully submitted,

Chris Roy

LMWCONDOASSOC.ORG