

**Little Mill Woods Condominium Association**  
**Board of Directors Meeting Minutes**  
**June 25, 2025**

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

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

**Absent:** Tom Noll

**Secretary Report:** Minutes from the May 21, 2025 board meeting were reviewed.

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

**Treasurer Report:** Jody reviewed the financials, as Tom was unable to attend this meeting. As stated previously, our accounting line item is over budget due to the IRS tax issue on our CD interest gains. The latest financial does not reflect payment for water and trash, so most likely there will a double payment next month. Other than that, we are coasting along. We are beginning to expense payments for annual maintenance and repair work. Issues with late condo dues have been resolved. Jody and Tom continue to monitor expenses to ensure they are charged to the correct line items and accounts.

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

**Existing Business:**

- **Dryer Vent Cleaning-** Dryer vent cleaning for all units has been completed. This expense is absorbed through the Association.
- **Spring Walk-About-** For the steps and pavers was completed. Jody is working with contractors to schedule this work.
- **Sale of 42 Christopher Drive-** Unit has been sold. Barbara Noyes purchased it and will be moving here in July. Jody had reached out with required documents for signature and Barbara is sending those back to her.
- **Scott's Painting-** Scott has completed all power washing and staining of units scheduled for maintenance this year. Invoice was submitted and payment issued.
- **Quote from Petra Paving-** Jody received the quote for sealing of cracks and driveway sealing. She noted because of weather, they are scheduling far into the future. Crack sealing can be done this fall. Driveway sealing needs to be postponed until next spring.

**MOTION:** Barbara Leclercq motioned to approve the quote from Petra Paving. Yves Descoteaux seconded. Tom Noll approved electronically. The motion passed with Chris Roy, Jody Lyn LaChance in favor.

**New Business:**

- **Block Replacement-** Jody noted that maintenance work has been scheduled, however replacement of blocks is in a holding pattern due to a delay in delivery. It was noted that Auger is ordering extra blocks in anticipation of future needs. They will be stored locally at his site.

- **15 Christopher Drive-** This unit is on the market and has just be put under contract. The board will work with the Realtor to ensure required documentation is secured.
- **Shrub at 26 Christopher Drive-** It was brought to the boards attention that a shrub at this residence is dead. It will be looked at during the next walkabout in July.
- **Walkabout to examine decks, door frames on units-** This has been tentatively scheduled for July 12<sup>th</sup> weather permitting.
- **Light Sensors-** Light sensors outside the community center still are still an issue, which results in higher electricity costs. It was noted that numerous efforts by the board to adjust the sensor have not worked, and that the location of the sensor may be the issue. It may need to be moved from the side to the front of the community center, as the side is shaded by many trees/leaves for much of the year. It was agreed that an electrician will be contacted to assess and recommend.
- **Adjourn-**  
**MOTION:** to adjourn made by Barbara Leclercq, seconded by Yves Descoteaux. Chris Roy and Jody Lyn LaChance in favor. Meeting adjourned at 6:10 pm.

The next board meeting will be held on July 23, 2025 at 5:30 p.m.

Respectfully submitted,

*Chris Roy,*  
*Board Secretary*

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