

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
September 8, 2025

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

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

Secretary Report: Minutes from the August 6, 2025 board meeting were reviewed.

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

Treasurer Report: Jody had brought to the Board's attention a concern in the bottom line on our operating budget. Tom performed a thorough review and noted some expenditures were charged to and paid from the reserve account, which will rectify the immediate issue, however he noted there have been unexpected costs this year that have impacted overall expense numbers. Jody will review again over the weekend. All dues are current.

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

Existing Business:

- **Tree removal-** After removal of the tree in front of the Community Center, it was noted that there was another tree connected to the same stump that is also dead and poses a safety issue. Auger was called to assess and provide a quote for this to be taken down. The board ratified its' electronic vote for the 2nd tree to be removed.

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

- **Deck/Frame Work-** Augi has come out to look at all work identified to be completed this year. He also noted a couple of additional items that should be taken care of. Work will be completed in the near future. The board ratified its electronic vote.

MOTION: made by Barbara Leclercq to accept the quote from Augi Traynor for this year's deck/frame work at LMW, seconded by Tom Noll; Jody Lyn LaChance, Yves Descoteaux, and Chris Roy in favor.

- **Tree and Shrub work-** Auger has completed pruning of trees/shrubs at our development. They did a great job.
- **Cicadas-** Brochu Pest Control treated areas identified previously. Tom noted there is a very large nest at the Community Center as well. He will take a look at it again, but it may need professional treatment.

New Business:

- **Roof leak at 3 Valerie Court-** Augi has been contacted to assess and repair. Barbara is working with the unit owner and contractor for scheduling of work.
- **Snow Removal Damage-** Auger recently repaired some additional damage from snow removal at 5 Valerie Court. This should conclude all reported issues for this year.

- **Foundation cracks-** Jody noted cracks in her foundation at 31 Christopher Drive. Crack-X was called to assess and make repairs. Two cracks were fixed. The board ratified its' electronic vote.

MOTION: Barbara Leclercq motioned to approve the repair quote by Crack-X, seconded by Tom Noll. Yves Descoteaux, Chris Roy and Jody Lyn LaChance in favor.

- **Community Lights-** Tom has put the timer back on at the Community Center until the electrician can come out and evaluate the sensor issue. He also noted the bulbs on the lamp post at 21 Christopher Drive need replacement. The electrician will be asked to take care of that when he comes.

Annual Meeting- Chris has drafted all documents and labels for the annual meeting, which is scheduled for October 25, 9:30 am at the Sandown Town Hall. Packets will be mailed to residents and posting will be done in the near future.

- **Sale of 8 Valerie Court-** Chris noted the closing on her home is scheduled for September 23rd. Robert and Barbara Hargraves will become the new owners. Members thanked Chris for her service on the board and wished her well in the future.
- **Bush replacement-** There is a dead bush at 24 Christopher Drive that needs to be replaced. Barbara will reach out to Auger for a quote.
- **Gutter Cleaning-** Tom noted that some gutters need cleaning. The last invoice will be reviewed to refresh memories on what and when it was last done. The board will discuss again at their next meeting.
- **Railing at 15 Christopher Drive-** New owners reached out about there not being a railing on their entryway steps. All units should have a railing for code and safety reasons. Augi will be contacted to assess and provide a quote.
- **Adjourn-**
MOTION: to adjourn made by Yves Descoteaux, seconded by Barbara Leclercq. Tom Noll, Chris Roy and Jody Lyn LaChance in favor. Meeting adjourned at 6:15 pm.

The next board meeting will be held on October 6, 2025 at 5:30 p.m.

Respectfully submitted,

Chris Roy,
Board Secretary

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