

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
September 9, 2024

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

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

Attendees: Sheila Wotring, Chris Roy

Discussion: Sheila requested to meet with the board to address concerns she had with the condition of lawns and replacement blocks. The board listened to her concerns and let her know they are attempting to find blocks similar to what was initially installed, but have not had much luck finding any to date. They will continue to search but cannot guarantee success. It was noted that the original manufacturer is no longer making that style block.

Lawns would need a substantial financial investment as they were not done correctly by the developer when units were built. Lawn areas are basically sand with loam and seed added to the top. Over the years the loam has eroded and we are left with sand and grass. A couple of years ago the board solicited bids from contractors. To correct the problem existing lawns would need to be removed, areas re-graded, then new soil, loam and seed brought in. Quotes came in at a cost of over \$100,000 (at that time) to correct, and contractors stated that sprinkler systems should also be installed (at an additional cost) to ensure new lawns are maintained in good condition. The alternative to sprinkler systems would be to have unit owners assume responsibility for watering lawns consistently. Due to the scope and cost of this project, the board sent out a survey to owners informing them of the findings and soliciting input on how to proceed. There was a 72% response rate to the survey. It was noted that survey results indicated the majority of respondents did not want to spend the money and/or be responsible for the watering of lawn areas themselves. These survey results were shared in past minutes and via email to residents. Currently lawn conditions depend on how much rain we get over the summer, and unfortunately, this has been a dry, hot one. Auger does reseed areas impacted by plowing each year. Unit owners need to water those newly seeded areas so grass will grow. Unfortunately, this does not always happen, and the board has no control over residents' watering lawn areas. While the board understands the concern, large expenditures need to be prioritized while trying to minimize increases in HOA dues and spending down of reserve account funds. Due to the age of our development, the board anticipates we will be faced with some large expenditures over the next several years.

Secretary Report: Minutes from the August 12, 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: Jody noted that Auger has not been paid for two months. She reached out to Evergreen and determined it was a data entry error on their end. It has since been corrected. Other than that, the July financials look good, although Tom noted overages in septic, maintenance, and administration line items. Tom stated we had not received the August financials at the time of this meeting.

The board ratified its electronic vote to renew our CD with Hingham Bank.

MOTION: made by Tom Noll to renew CD with Hingham Savings Bank for a 5-month period at 4.69% interest rate. Motion was seconded by Barbara Leclercq; Jody Lyn LaChance and Yves Descoteaux in favor.

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

Existing Business:

- **Power Washing and Painting-** Scott will be here beginning September 16th to do power washing and touch-up painting of areas identified in the walk about. He anticipates it will take a couple of days, weather permitting. Our thanks to Barbara and Tom for reaching out to vendors for power washing quotes. The board ratified its electronic vote.

MOTION: Tom Noll motioned to accept power washing and painting bid submitted by Scott's Painting. Barbara Leclercq seconded; Jody Lyn LaChance and Yves Descoteaux in favor.

- **Replacement block search-** Tom has contacted area distributors in an effort to find blocks that are similar to what was originally used at LMW. Auger had notified us that he was informed the manufacturer will no longer be making them. Tom did find ones similar to what was used as replacement blocks this summer, but still has not found any that match the original ones. Sheila stated she has done some research as well and provided the name of a company in Lynn MA. Tom will reach out to them as well.
- **Gutter Cleaning-** Barbara reported that all gutter work has been completed. Overall, they did a great job. There were a couple of concerns about debris being left but the company and came back and took care of it immediately.

New Business:

- **Quote for Entrance Sign restoration-** Jody and Barbara met with a restoration company based in Rye who specialize in restoring signs. There was some deterioration noted that should be taken care of this year. Repairs would be done off-site. They are booked out until November so repairs would be done at that time and would take approximately a month to restore and re-install.
- **Master Insurance Policy-** As mentioned previously, our LMW Master insurance policy is not eligible for renewal this year. We are waiting for alternative quotes which are being solicited through Evergreen.
- **Wasps Nests-** There have been a few units that have reported wasp nests. Tom kindly took care of two of them himself, but the third one was extremely large and, after spraying it a couple of times, he determined a professional exterminator would be needed to remove the nest. This was taken care of today.
- **Maintenance Request-** the board receive a request regarding a gutter issue. Barbara will have Augi come out to assess it.
- **Annual Meeting-** Board members spent some time discussing and preparing for this years Annual Meeting which will be held on October 26th, 9:30 am, at the Sandown Town Hall. Packets will be prepared for mailing to owners the beginning of October.
- **Rules and Regulations-** The board has done a preliminary review but agreed to dedicate some time to thoroughly review over the winter months. So far, edits are minimal.
- **Adjourn:**

MOTION: to adjourn made by Barbara Leclercq, seconded by Tom Noll. Yves Descoteaux and Jody Lyn LaChance in favor. Meeting adjourned at 6:40 pm.

The next board meeting will be held on October 7, 2024, 5:30 p.m.

Respectfully submitted,

Chris Roy

