

# Little Mill Woods Condominium Association

## Board of Directors Meeting Minutes

May 13, 2020

**Call to order:** Meeting was called to order at 5:30 pm. Members congratulated Jody in her role as Interim President and welcomed Chris Roy as the Board Secretary.

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

**Secretary Report:** Minutes of the Meeting of 2/17/2020 were reviewed by the Board.

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

**Treasurer Report:** Tom stated that all condo fees are paid and up to date. It was noted that condo accounts and documentation have been updated to reflect Jody as President. Tom reviewed expenditures for March and April that include power washing as identified throughout the development; along with fencing at the front entrance. Greener Days has also completed fertilizing lawns. These projects have been paid out of the operating budget. It was noted that Waste Management raised their rates effective January 2020. Maintenance budget remains healthy.

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

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

Tom also stated that the website has been fixed and he will update it to include Chris as board member.

### Existing Business:

- **Mr. Doherty, Developer at Valerie Way:** Board members, along with abutter John Parent, met with Mr. Doherty to discuss his development. Mr. Doherty was very understanding and willing to work with us to help resolve concerns and alleviate any issues. During discussion, it was noted that Ms. Roy has privacy concerns as the one side of her unit faces the construction. Building logistics were discussed and Mr. Doherty agreed to help offset the cost of a deck barrier should Ms. Roy wish to have one installed. After some thought, she has decided she does not want a permanent structure on her deck and will work on other short-term solutions. The board also discussed the quote for the gate and whether that included the posts that will need to be installed. Jody will get back to Fences Unlimited to find out if there are additional costs involved and will reach out to Mr. Doherty to see if he is willing to increase his initial offer of \$2,000 for the gate since he won't be asked to incur costs for the deck barrier. We are all hopeful that the trees Mr. Doherty has agreed to plant after project completion will solve the privacy issue on 8 Valerie. He has agreed to bring the board into the decision of where to plant those trees.
- **Deck Work Evaluations:** Barbara reported on snow damage forms and work requests. The annual LMW walkabout will take place soon to evaluate decking needs. At that time, they will review a request that came in from John Parent regarding a safety issue with his rail.

- **Blocks and Pavers:** There are several that are breaking apart and some that need to be filled. Barbara noted that the annual walkaround will include looking at walkways and walls.
- **Septic cleaning:** Barbara provided a quick review of the quotes and scope of work which includes both routine maintenance and repairs (risers, fill, rings) at 19 & 26 Christopher Drive and 8 Valerie Court. These repairs total \$445. It was agreed to contract with Felix Septic to perform the routine maintenance and repair work. It was also noted that during this discussion, Felix Septic stated that gravity fed septic systems do not need filters on them. In the past these filters have necessitated off-hour emergency calls that have resulted in an added expense to the association. Based on the contractor's recommendation, it was agreed to removed filters on our 9-gravity fed septic systems.

**MOTION:** made by Yves Descoteaux to have Felix Septic remove the 9 filters on the gravity fed septic systems, seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

**MOTION:** made by Yves Descoteaux to address repairs to septic systems totaling \$445, seconded by Barbara Leclercq; Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Greener Days-** Treatments have been completed and a couple of flags were placed.
- **Auger spring scope of work-** the landscaping estimate submitted by Auger was deferred until next month.
- **Mr. Deloge, deck staining-** It was noted that he is all set with this request.
- **Petra Paving scope of work:** we are still scheduled however it has been delayed due to weather conditions. Jody stated that once she hears from Petra Paving, she will notify residents in a schedule that works for everyone, as it will require most vehicles to park in common areas for a period.
- **Replacing dead bushes at entrance:** After discussion, it was agreed to defer a decision on bush replacement until next month.
- **Palmer Gas contract-** After a brief discussion, it was agreed to defer this agenda item until next month.

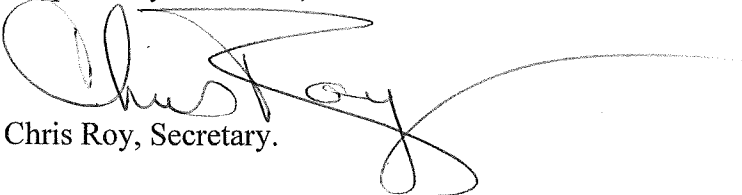
**Virtual Board Minutes:** Virtual Minutes from April/May 2020 were deferred until next month

**Next Meeting:** the next Board meeting is scheduled for Wednesday, June 17th at 5:30 pm

**Annual Meeting:** has been confirmed for Saturday, October 24<sup>th</sup>, 10 am at the Sandown Town Hall.

**Adjourn:** **MOTION:** to adjourn made by Jody Lyn LaChance and seconded by Barbara Leclercq; Yves Descoteaux, Tom Noll, and Chris Roy in favor. Meeting adjourned at 6:35 pm.

Respectfully submitted,



Chris Roy, Secretary.