

Little Mill Woods Condominium Association
Board of Directors Meeting Minutes
September 21, 2020

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

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

Secretary Report: Minutes from the 8/31/2020 meeting reviewed by the Board.

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

Treasurer Report: Condo fees continue to be current. Tom distributed his report and reviewed expenditures to date. He noted that although tax law changes have resulted in higher taxes for the CD, along with an increase in trash removal costs, we are in good shape. Jody also presented members with an expense spreadsheet and noted project and repairs are still ongoing and we are awaiting a few more invoices.

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

Jody distributed the proposed budget for the 2021 calendar year. Members discussed and agreed to include in the board packet for the Annual Meeting. It was noted that condo fees will remain the same in 2021.

MOTION: made by Yves Descoteaux to approve and include 2021 budget in the packet to be sent to unit owners for the Annual Meeting. Motion seconded by Barbara Leclercq; Tom Noll and Jody Lyn LaChance, Chris Roy in favor.

Existing Business:

- **Damaged Stringers-**Work has been completed at 4 Valerie Court and 26 Christopher Drive, along with a railing replacement at 5 Valerie Court. Barbara is waiting for the invoice from contractor Augi Traynor.
- **Blocks at front entrances of units-Quote from Auger:** As noted previously, several of these are in urgent need of replacement as they are falling apart. Barbara and Jody conducted a walk through and noted there are 38 damaged blocks. Tom was able to find blocks at a facility in Hudson, but we would need to arrange to get them to our location. Since it was agreed this work should be completed prior to winter, members felt it made sense to contract with someone who would complete all aspects of the project. Auger was able to locate blocks that will blend with the current ones and provided a quote for both the work and labor of \$5,350.

MOTION: made by Yves Descoteaux to contract with Auger for this work, seconded by Barbara Leclercq; Tom Noll and Jody Lyn LaChance, Chris Roy in favor.

- **Deck Work:** All identified decks have been power washed and stained. We are waiting for an invoice from Scott's Painting who performed the work.
- **Relocation of Drainpipe:** Work has been completed on Building 9 and invoice has been paid.
- **Hand Rail request at 18 Christopher Drive:** Unit owner is still awaiting quote from contractor.
- **Rules and Regulations Review:** It was noted that members will review the current rules and regulations as it has been several years since the board reviewed it. One area that needs to be defined relates to pest control at LMW. Barbara, Yves, and Jody presented verbiage that members agreed on, however it was decided to spend time reviewing the document in its entirety at a future meeting prior to any revisions being voted upon.

- **Annual Meeting:** As of now, we still anticipate holding the Annual Meeting at the Sandown Town Hall beginning at 10 am on October 24th. Members will get together on Monday, September 28th to stuff envelopes for mailing to unit owners for the Annual Meeting. Information will also be displayed in the post office area.
- **Cicada Killer Bees-** The exterminator came back for a no cost 2nd treatment. He found a couple of active nests which he treated. He indicated that the frost will take care of any stragglers.
- **Erosion Issues-** A walk about will be conducted in the spring to identify areas with erosion concerns.

New Business:

- **Electrical Meter Panel on Building 5–** An alert unit owner found that the electrical panel that services that building was separating from the outside wall and could break off at any time (thank you Marcella.) BK Electric was immediately called to make repairs and reattach panel to the outside wall of the building.

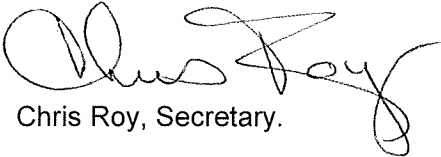
MOTION: was made by Yves Descoteaux and seconded by Barbara Leclercq to pay the BK Electric invoice of \$250 for emergency repair. Jody Lyn LaChance, Tom Noll, and Chris Roy in favor.

- **Paver Issues:** It had been previously agreed to defer paver repair work until the spring to find a product that will match and be durable and available in larger quantity. It was noted, however that there are a couple of units that need immediate repair. It was agreed to provide stone dust to these unit owners that can be placed around damaged pavers as a stop gap until repair work is done in 2021.
- **Trash Removal Request:** Jody received a call from a concerned owner here that Casella was coming in the very early hours of the morning to empty trash containers. Jody contacted Casella and asked them to make sure trash is not picked up prior to 10 am and to leave space between the trash and recycle dumpsters so that folks can throw their trash away easily.
- **Next Meeting:** The next Board meeting is scheduled for Monday, October 19th at 5:30 pm.

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

REMINDER: Annual Meeting will be held at the Sandown Town Hall beginning at 10 am on October 24th.

Respectfully submitted,



Chris Roy, Secretary.

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