

Little Mill Woods Condominium Association

Virtual Board Minutes of April/May 2020

Present: Barbara Leclercq, Yves Descoteaux, Tom Noll and Jody Lynn LaChance

Secretary Report: N/A

Treasurer Report: N/A

Due to the ongoing COVID19 pandemic, the board has acted on several matters that needed to be addressed which we chose to handle virtually via emails and are being recorded On the timeline below;

Noted - John Burttt resigned from the LMW Board via email to the Board members effective April 7, 2020

Noted – on 04/08/2020 via email Jody LaChance offered to run as Interim President for the remainder of John's term

- Yves Descoteaux made a motion to accept Jody LaChance as interim Pres, 2nd by Barbara Leclercq, all were in favor via email

Noted – on 04/09/2020 Jody LaChance as Interim President notified Evergreen of John Burttt's resignation

Noted – on 04/17/202 The Board met with Ron Perry outside his unit with social distancing to evaluate his yard plantings that he is requesting be removed. The planting & existing tree were planted by the prior owner and Mr. Perry doesn't wish to maintain any longer and wants to replace with his own no maintenance tree and remove all the patio blocks currently in place. After review and discussion, the Board agreed to the following terms;

- Mr. Perry can remove all existing plantings, tree and patio blocks from his landscaping as requested. He must clean up both areas and plant a fruit tree which he will maintain. He's going to save the patio blocks for future use within the community and share the daffodil plants with neighbors.
- Motion was made by Yves Descoteaux and 2nd by Jody LaChance, all were in favor.

Noted – on 04/21/2020 via email Jody LaChance presented the quote from Petra Paving to perform the driveway sealings, fill in cracks within the sealing areas and repaint white lines at parking area near the community center for a cost of \$3,713.00. This is a slight increase from when it was done in 2014. A motion was made by Yves Descoteaux, 2nd by Tom Noll, all were in favor via email. Also noted this would be paid for from the Reserve account.

Noted – on 04/21/2020 via email Jody LaChance presented the quote from Scott's Painting to perform the power washing of the units requiring cleaning per the results from the evaluation done by Barbara & Jody for an amount of \$1,200.00. Approx. 16 units needed some cleaning per the spreadsheet. A motion was made by Yves Descoteaux ad 2nd by Barbara Leclercq, all in favor via email. Yves will schedule with Scott.

Noted – on 04//22/2020 the Board along with Chris Roy & John Parent met with Stephen Doherty, developer of Valerie Way on site to discuss the scope of the projects slated for construction. Mr. Doherty was very informative outlining the work to be done, a tentative timeline and confirming the work that he's willing to assist LMW with completing. Jody LaChance shared with Mr. Doherty the concerns Chris Roy had relative to her direct view of his property and the on going construction to be done. She asked Mr. Doherty if he'd be willing to possibly help with add'l costs associated with the gate installation and possible privacy panels on Ms. Roy's outside deck. Mr. Doherty was receptive and asked that once the Board decided to

reach out to him with the details. The meeting was very productive and informative. The Board has not reached out to Mr. Doherty to date.

Noted – on 04/27/2020 Jody LaChance met with John Burt and Karen at the Community Center so John could turn over all books and records for LMW to her. Several books were left at the Community Center and most files John is storing on a flash drive which he will give to Jody once completed.

Noted – on 05/06/2020 the Board met at the Community Center exercising social distancing for a brief discussion on the a few items which needed attention.

- The power washing was to be conducted the following week in 2 day intervals by Scott
- Mr. Deloge's phone call regarding his deck situation which will be discussed at the next meeting
- Position of Secretary, Jody LaChance stated that Chris Roy offered her nomination for the remaining 2 ½ yr term of the position. All were glad to hear this, a motion was made by Tom Noll, 2nd by Yves Descoteaux, all were in favor. Jody LaChance will share the good news to Chris.
- Thoughts on how to proceed with Mr. Doherty regarding the construction project, will be discussed at the meeting Board meeting.
- Barbara brought up the issues with the Septic cleaning which needs to be addressed so Felix can complete the work. After brief discussion, this will be discussed further at the next Board meeting.

Next Meeting: the next regular Board meeting is scheduled for Wednesday, May 13th at 5:30pm to be held at the Community Center exercising social distancing.

Respectfully submitted,

Jody Lynn LaChance, Secretary.

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