

**THE VILLAGE OF LITTLE MILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES
April 12, 2021**

I. The April 12, 2021 meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:05 pm by Board President, Ann Venable via Zoom Due to Covid Restrictions

Board members present: Ann Venable, Scott Garpiel, Rob Vanartsdalen, JoAnne Boswell, Shandra Banutu-Gomez
Board member absent: None

Also present: Melissa Errickson, Pin Oak Community Management, LLC

Attendance list attached – no residents present

II. General Business

- A. Approve Previous Meeting Minutes – January 4, 2021 – JoAnne motioned to approve minutes as presented, Rob 2nd, All in Favor.
- B. Bills to be Paid – The invoices to be paid were submitted for review, Scott motioned to accept the invoices as presented, Shandra 2nd, All in Favor.
- C. Open Session – Resident Comments – No residents were present for discussion
- D. Introduction of Board and Management – as no residents were present there was no need for the introduction.
- E. Financial-
 - a. Melissa Reviewed the financial reports as presented to the board
 - b. Approve Bills to be Paid – Scott motioned to approve the bills to be paid as presented, Scott 2nd, All in Favor
- F. Management Contract – Pin Oak Community Management submitted a renewal contract to the board for the terms of 3 years at the rate of \$27,600 a year, September 1, 2021 to August 31, 2024. Ann motioned to accept the contract as presented, Scott 2nd, All in Favor.
- G. Community
 - a. Playground Updates – Tot Lot has been completed and there was discussion as to what to put as a border around the playground. Melissa will talk to the Landscapers and get a price to either install drought resistant shrubs around perimeter and to do a gradual grading down from raised area to prevent tripping.
 - b. Suggestions for Community Events – Board would like to do a flower give away combined with a playground “unveiling” type of event in the Spring. Melissa will start getting ideas and prices together for the event.

Being no other business, the open portion of the meeting was adjourned at 8:00 pm.

Respectfully submitted,
Melissa Errickson, Manager