

THE VILLAGE OF LITTLE MILL HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES
August 10, 2022
7:00pm
Zoom

The August 10, 2022, meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:14 pm by Board President, Scott Garpiel

Board members present: Anne Venable, Joanne Boswell, Shandra Banutu, Tova Samuels

Board member absent: none

Also present: Melissa Errickson, Pin Oak Community Management, LLC Attendance list attached

I. General Business

- A. Financial Review – Melissa Reviewed the financial overview of the community for members present. The Association has \$28,273.60 in its operating fund and \$64,201.73 in its reserve account. Bills to be Paid –Due to Covid Restrictions Bills have been paid electronically and a Check Register of all checks written for the past 90 days was presented to the board for review.
- B. Approval of Minutes – The board reviewed the minutes as presented from the March 8, 2022, Open Meeting, Ann motioned to accept the minutes as presented, Shandra 2nd, All in Favor

II. Old Business-

- a. Dryer Vent Cleaning Proposals – Melissa presented the board with proposals to do the dryer vents from 2 different companies. Scott motioned to accept the proposal as submitted from Schoen's Duct cleaning if they used a minimum of a 15ft host. Joanne 2nd, All in Favor.
- b. Power Washing Proposal – Scott motioned to accept the bid from Bethany Power Washing & Cleaning, Joanne 2nd, All in favor.
- c. Pine Hill Borough/Forrester Road Agreement – The Pine Hill Borough accepted at their last Borough meeting to accept all of Forrester Road and take full responsibility for the maintenance, repair, snow clearing and parking violations that may occur on the road.

III. New Business–

- a. Bromley Estates Paving/Road Issues – Melissa stated to the board and residents that Bromley Estates is a condominium and as per it's documents the association owns the roadways throughout the community. They are not Borough responsibility, nor will the Borough take responsibility for them. Since there is another entrance in and out of the community the Borough stated to Melissa if the residents did not like the conditions of the roads in Bromley to use Lake Ave as their access to and from their community.
- b. Tree Trimming – residents brought up concerns about limbs needing to be brought up along the walkways throughout the community from trees on owners' properties. Melissa stated that she will be getting a quote to have these limbs brought up as that was part of the projects to be done as per the dues increase.

Being no other business, the open portion of the meeting was adjourned at 7:46 pm.

Respectfully submitted, Melissa Errickson, Manager

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