

THE VILLAGE OF LITTLE MILL HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES
December 6, 2021

I. The December 6, 2021 meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:31 pm by Board President, Scott Garpiel

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

Board member absent:

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

Attendance list attached

II. General Business

- A. Financial Review – Melissa Reviewed the financial overview of the community for members present. The Association has \$10,985.73 in its operating fund and \$69,142.26 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. 2022 Proposed Budget – Explanation of budgeted items in the proposed budget presented were explained. A new category of “Deferred Maintenance” has been added to help offset costs of major projects that the Association is going to help homeowners due to their exterior of their homes to keep the property values stable and overall esthetics of the neighbor hood in good repair. Items will change as needed. 2022 they will be doing concrete repairs to homeowner owned sidewalks as well as tree trimming throughout the community on any tree that may be damaging a building. To be able to fund these as well as the normal cost of living increase taken into consideration, Scott motioned to raise the monthly dues \$10 a month to \$60 a month for all homes to. Joanne 2nd the motion, all in favor.

III. Election Results-

- A. The 2022 Election was uncontested so there were no ballots counted. There was an open seat left by Rob Vanartsdalen when he sold his home. Tova Samuels placed her name for nomination to the board, Scott made a motion to appoint Tova Samuels to the seat left open by Rob’s vacancy and for the 2-year term to begin on January 1, 2022. Joanne 2nd the motion, all in favor.

IV. Open Forum –

- A. A resident had concerns regarding trash blowing around the neighborhood and how to handle it. Also, concerns about leaf pick up and why the Borough does not pick up their leaves when left on the curb. Melissa stated she will contact the Borough about the pickup dates for the community.
- B. Concerns about tractor trailers being parked on Forrester and Lake causing traffic issues and safety concerns. Melissa explained that those roads belong to the Borough and have been told that they are allowed to be parked there overnight. Residents need to call them in when they see them so they can ticket them. The residents stated that the cops told them it was an association issue not Borough. Melissa will reach out to the Borough and try to get it straightened out.

Being no other business, the open portion of the meeting was adjourned at 8:11 pm.

Respectfully submitted,
Melissa Errickson, Manager