

THE VILLAGE OF LITTLE MILL HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES
June 20, 2023
7:00pm
Zoom

The June 20, 2023, meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:30 pm by Board Vice President, Ann Venable

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 \$48,210.84 in its operating fund and \$68,161.81 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 November 21, 2022, Open Meeting, Ann motioned to accept the minutes as presented, JoAnne 2nd, All in Favor

II. Old Business-

- a. Dryer Vent Cleaning – Dryer Vent Cleanings were discussed, Melissa questioned if she should get a price from Schoen's Duct Cleaning who has been performing the cleanings for the past few years and board stated they would like to keep them. She will have the price for them at the next meeting to approve.
- b. Power Washing – Board discussed the need for power washing every year and felt it was not necessary to do a yearly project of it and asked to hold off power washing again until 2024.
- c. Tree Trimming Proposal – Board requested that Melissa get a proposal to prune pines in the rear of Gristmill & Millstream, prune around mailboxes, all lower branches hanging over sidewalks, golf course fence line hanging over to our community as well as the Golf View Island trees from Lindy's. Melissa stated will have price for Board by the September meeting.

III. New Business–

- a. Rules & Regulations Updates – The board discussed the need to have the rules and regulations reviewed and updated. Tova stated she will review them and hopefully form a committee to help her review them and present their suggestions to the board and management for final approval in the upcoming months.
- b. Maintenance of Properties – Melissa asked the board about the extent of the violation fining for maintenance of properties as it is a broad statement in the rules, and she would like for inspections to be more productive. Board discussed that information and specifics being included in Rules & Regulations update.

IV. Open Forum-

- a. Board requested that Bids for Landscaping be obtained as there have been issues with Lindy's Landscaping. Melissa informed everyone Lindy's contract is done at the end of this year and will reach out to Landscapers as well as Lindy's to put a bid in.
- b. Shandra requested an additional pooper scooper station be installed by her property. Melissa will order and have it installed.
- c. Painting of curbs was requested on Mill Stream and Gristmill for No Parking areas. Melissa will reach out to the Pine Hill Boro and ask if the curbs can be painted as they are Boro property along with the roads.
- d. Fence dividing Golf Course and Village of Little Mill is broken and needs to be repaired. Melissa explained the fence belongs to the Golf Course and she has requested for it to be repaired and will put in

- another request.
- e. Residents inquired about the ability to use the pool at Bromley. Melissa will attempt to contact their manager to ask about usage and let the residents of Village of Little Mill know if it's a possibility.
 - f. Message Board on Players Lane needs to be turned around since it is facing the mailboxes and can not be read when driving by. Melissa will put in a work order to have it spun around.
 - g. A resident noted that her house was listed as the incorrect age in Pine Hill Boro tax records and has been dealing with the Boro to have corrected. Melissa offered to provide information to the Boro if necessary to help get the age of the home corrected.
 - h. Tree work throughout the community is needed – Melissa noted that this work is usually done in the fall due to weather and will have a price for the board to do the work at the next meeting.

Being no other business, the open portion of the meeting was adjourned at 8:32 pm.

Respectfully submitted, Melissa Errickson, Manager