

**THE VILLAGE OF LITTLE MILL HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MINUTES**  
**November 21, 2022**  
**7:30pm**  
**Zoom**

The November 21, 2022, meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:30 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 \$40,237.21 in its operating fund and \$65,630.52 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 August 10, 2022, Open Meeting, JoAnne motioned to accept the minutes as presented, Tova 2<sup>nd</sup>, All in Favor

**II. Old Business-**

- a. Dryer Vent Cleaning – Dryer Vent Cleanings throughout the community were completed.
- b. Power Washing – Power washing of the exterior of the homes was completed.
- c. Tree Trimming Proposal – 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 was presented by the associations' landscaper, Lindy's Landscaping, in the amount of \$11,685. Tova motioned to accept the proposal as presented, JoAnne 2<sup>nd</sup>, All in favor.

**III. New Business–**

- a. 2023 Budget – The board presented the budget to the residents present with no increase for 2023. JoAnne motioned to accept the budget as presented, Ann 2<sup>nd</sup>, all in favor.

**IV. Open Forum-**

- a. Resident requested that Melissa reach out to the Manager at Bromley Estates about their residents not picking up after their dogs when they are walking on our property. Melissa stated she would contact them and to let her know if there is any improvement.
- b. Tova requested to have a meeting with Pine Hill Borough regarding snow removal issues that have occurred in hopes of coming up with a resolution. Melissa stated that she will reach out to Public Works Director to try to set up a meeting.

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

Respectfully submitted, Melissa Errickson, Manager