

THE VILLAGE OF LITTLE MILL HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES
November 14, 2023
7:30pm
Zoom

The November 14, 2023, meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:32 pm by Board Vice President, Ann Venable

Board members present: Anne Venable, JoAnne Boswell, Tova Samuels

Board member absent: Shandra Banutu

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 \$34,319.04 in its operating fund and \$69,973.46 in its reserve account. Bills to be Paid –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 September 20, 2023, Open Meeting, Ann motioned to accept the minutes as presented, JoAnne 2nd, Tova was in favor.

II. Old Business-

- a. Rules & Regulations Update – The committee and the Board are still organizing to review the rules and regulations. The Board would like to have one other resident join the committee to help review.
- b. Dryer Vent Cleaning – Dryer Vent Cleaning is scheduled to begin on November 28th.
- c. Tree Trimming Proposal – This was completed in October.
- d. Landscape Contract Bids – The Board voted to renew Lindy's Landscape Contract for one more year and asked Melissa to sit down and go over issues with them that the community has been having.

III. New Business–

- a. Election – Melissa explained that there were 3 seats open for 3-year terms beginning January 1, 2024. Ann Venable, Stefano Osuji and Gaveth Pitterson placed their names in for Nomination. Since the election was uncontested, the 3 residents were placed on the board.
- b. 2024 Budget – Melissa presented the 2024 Budget as agreed upon by the Board with no increase in fees for the 2024 budget year. Tova motioned to accept the 2024 Budget as presented, JoAnne 2nd, All in favor.

IV. Open Forum-

- a. Concerns of resident on Mill Stream placing glass on their property line to prevent parking. Melissa will address the homeowner and have cleaned up if nothing is done.
- b. Leaf Collection from Pine Hill Borough is going to occur December 4-8th in the community.
- c. Parking Lines on Players as well as assigned parking space numbers need to be repainted.

Being no other business, the open portion of the meeting was adjourned at 7:58 pm.

Respectfully submitted, Melissa Errickson, Manager