

**THE VILLAGE OF LITTLE MILL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
SEPTEMBER 9, 2019**

I. The SEPTEMBER 9, 2019 meeting of the Village of Little Mill Homeowners Association Board of Directors was called to order at 7:01 pm by Board President, Ann Venable, at the Pine Hill Middle School, Pine Hill, NJ.

Board members present: Ann Venable, Scott Garpiel, Rob Vanartsdalen, JoAnne Boswell, Shandra Banutu-Gomez  
Board member absent: None

Also present: Melissa Errickson, J. B. Management Services

Attendance list attached – see attached sign in sheet

**II. General Business**

- A. Approve Previous Meeting Minutes – November 28, 2018 – As Ann was the only Board member present at the November meeting, she approved the minutes as presented.
- B. Memorialize Appointment of New Board Members – Ann approved the appointment of Scott Garpiel to a term expiring December 31, 2020, Shandra Banutu-Gomez to a term expiring December 31, 2020, Rob Vanartsdalen to a term expiring December 31, 2019 and JoAnne Boswell to a term expiring December 31, 2019
- C. Bills to be Paid – The invoices to be paid were submitted for review, Scott motioned to accept the invoices as presented, Shandra 2<sup>nd</sup>, All in Favor.
- D. Power Washing Proposal – A proposal was submitted to power wash the exterior of the homes within the community as per the 2019 Budget item. Scott motioned to accept the proposal as submitted, however delay the project start date until the Spring of 2020, Rob 2<sup>nd</sup> the motion, All in Favor.
- E. Mailbox Cluster Painting – Melissa submitted 3 separate quotes to the Board to have the Mailbox Clusters in the community painted. Shandra motioned to accept the proposal from Pizzazz Painting in the amount of \$3375 +tax to clean, power wash, prep and paint the mailboxes. Scott 2<sup>nd</sup> the motion, All in Favor.
- F. Community News Bulletin Boards – A suggestion was given to install Community News Bulletin Boards by the mailbox clusters. Rob motioned to approve management having bulletin boards installed for a price no more then \$2500. Scott 2<sup>nd</sup>, All in Favor.
- G. Exterior Change Resolution Updates – Ann motioned that this discussion be tabled to a more appropriate time such as a work session, Rob 2<sup>nd</sup>, All in Favor.
- H. Playground Update – The new playground was ordered and was in production. The install should occur in late September/early October.

**III. Open Forum –**

**A. Violations in the community were discussed.**

Being no other business, the open portion of the meeting was adjourned at 8:06 pm.

Respectfully submitted,  
Melissa Errickson, Manager