

**SOUTH MILL VILLAGE ASSOCIATION, INC**

**EXECUTIVE BOARD MINUTES**

**October 25, 2010**

**ATTENDANCE:** Jack Burke, Jack Foley, Amy Brodeur, Al Penland, Richard Nicholson and Eric Schaefer of APM.

The meeting was called to order at 7:07 PM.

**MINUTES:**

The minutes from the September 20, 2010 Board meeting were approved (JF/AP).

**UNIT OWNER COMMENTS:**

No unit owners were present.

**INSURANCE REPORT**

Ron Hrubala of USI Insurance made a presentation to the Board regarding insurance. Among the points covered were as follows:

Betterments and improvements is included in our coverage as of 7/1/2010.

If damage represents wanton neglect on the unit owner's part, the Association may be able to recover its repair costs from that unit owner.

Mr. Hrubala and the Board discussed whether the deductible could be shifted to the unit owner and whether the owner's homeowner's policy would cover that. He was to check with companies re covering the deductible.

**MANAGER'S REPORT**

1. No further information re Unit 73 - bathroom vent.
2. Unit 119 landscape planting completed by unit owner; hold harmless agreement to be recorded in land records.
3. Unit 127 was notified of Board decision on structural alteration.

4. MDC agreed that servicing of hydrants was the financial responsibility of the town.
5. Painting checklist to be completed next week.
6. Window replacement - unit 39 - completed.
7. Manager discussed proposed budget.

## **COMMITTEE REPORTS**

### **Financial:**

Proposed 2011 Capital Projects were reviewed with the Manager. The proposed painting project was to be further reviewed by the Manager.

### **NEW BUSINESS:**

The 2012 proposed budget would be discussed and adopted at the November meeting.

There was a discussion regarding a meeting with General Landscaping and Beebe regarding the proliferation of crabgrass. The contractors presented a proposal to ameliorate the crabgrass growth.

The removal of a tree at 34 SMD was deferred for further discussion.

### **ADJOURNMENT:**

At 8:55, the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (AP/AB):

- Claims re Water and Sewer usage by SMV Phase IV.
- Easement Phase V.

### **PUBLIC SESSION**

At 9:40, the Board reconvened in public session.

The Board voted to adjourn at 9:41 PM. (JF/AB)