

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

November 15, 2010

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

The meeting was called to order at 7:04 PM.

MINUTES:

The minutes from the October 25, 2010 Board meeting were approved (AP/RN).

UNIT OWNER COMMENTS:

No unit owners were present.

MANAGER'S REPORT

1. No further information re Unit 73 - bathroom vent.
2. Hold harmless agreement signed and recorded in land records.
3. MDC credit forthcoming on hydrant charges; nothing new re 6/10 bill
4. Painting - retainage release
5. Manager discussed proposed budget.
6. AT&T letter to be sent.

COMMITTEE REPORTS

Landscaping: Manager in discussion with General Landscaping re snow removal contract.

The Board voted to utilize the same level of mulch that was used in the 2009 season and use magic salt instead of sand for the 2011 snow season. (RN/AP)

Financial:

There was a discussion regarding painting of units. It was pointed out that the painting schedule previously agreed to called for the painting of the 39-51, 61-79 and 85-105 cul-de-sacs and staining all the decks. The President and manager would view the 3 affected cul-de-sacs before a final decision was made.

The FY2011 budget was reviewed and discussed.

The FY2011 Budget was unanimously adopted. (RN/AP).

Amy Brodeur left the meeting.

NEW BUSINESS:

There was a discussion of Maintenance Repair and Replacement Standards.

The documents for the Annual Meeting were reviewed. It was agreed that final edits would be made and mailed to all unit owners.

ADJOURNMENT:

At 9:09, the Board voted to adjourn. (AP/RN):