

**SOUTH MILL VILLAGE**  
**EXECUTIVE BOARD MINUTES**

**FEBRUARY 23, 2009**

**ATTENDANCE:** Jack Burke (via telephone), Jack Foley, Rich Nicholson, Amy Brodeur, and Chuck Hannah (APM).

The meeting was called to order at 7:03PM.

Approval of the January minutes was deferred until the March meeting.

**FINANCIAL REPORT**

Ms. Brodeur reviewed the current expenditures vs. projections. It was noted that it may be necessary to have a special assessment for snow removal; this should include the cost of APM removing snow from roofs and ice dams. Ms. Brodeur and Mr. Foley met with APM regarding the reserve study. It should be complete in draft form in time for EB review in advance of the March meeting. The annual audit was reviewed and the fact that there were no problems reflected is noted for the record. Ms. Brodeur noted that APM will be providing more particularized information about billing, which should make it easier to allocate expenses to budget categories.

**OLD BUSINESS**

Mr. Foley noted that he and Mr. Hannah still need to get together to develop a flow chart for enforcement of Association bylaws and rules.

Mr. Burke inquired whether there had been any response to the letter concerning the budget and the need to exercise discretion in approving owner requests for service. Mr. Hannah indicated that there had been no direct comment but that there seems to be a reduction in owner requests.

**NEW BUSINESS**

The proposed Fazino contract for maintenance of street lights was reviewed and suggested modifications noted. Mr. Hannah will review revisions with Mr. Foley.

The new contract with All Waste was reviewed. Mr. Burke reported that he and Mr. Hannah had determined to their satisfaction that the contract terms are comparable to other, similar settings. All Waste will inform unit owners of the new process for single stream recycling.