

## **SOUTH MILL VILLAGE ASSOCIATION, INC**

### **EXECUTIVE BOARD MINUTES**

**June 28, 2010**

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

The meeting was called to order at 7:05 PM.

#### **MINUTES:**

The minutes from the May 24, 2010 Board meeting were approved. (JF/AB)

#### **MANAGER'S REPORT**

The paving of the 115-137 SMD cul-de-sac was not completed correctly. There were noted deficiencies:

- Lawns adjacent to curbs were not topped and seeded;
- Curbing was not applied in the proper locations;
- White pines were damaged;
- Sidewalk was broken.

The manager was to send a letter to US Paving advising them of the above.

Siding on the 115- 137 SMD cul-de-sac is 50% complete.

The manager met with A & A Pest Control re carpenter ants.

#### **FINANCIAL REPORTS**

Amy Brodeur briefly summarized the financial reports, noting that most budget line items are on target.

## **OLD BUSINESS:**

- The Board requested further information on the Fucci (127 SMD) request for a structural modification. The manager was to request further information re (a)-(d) of the procedures and landscaping.
- The board discussed replacements of the diamond shaped casement windows. The Board authorized the replacement of the aforementioned windows in Units 67 and 106 at an amount not to exceed that in the 6/22/2010 proposal. (JF/JB)

## **NEW BUSINESS**

- It was noted that the Association had authorized less mulching as a cost-saving measure.
- Unit 129's lawn damage was repaired by General Landscaping.
- Painting on the 115-137 cul-de-sac was to commence the first week of August.
- The Board discussed improvements that had been made to a patio area adjoining 117 SMD without Board approval. The Manager was to issue a cease and desist order and instruct the unit owner to take the proper steps to have the improvements approved.

## **ADJOURNMENT:**

At 9:10 , the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (JF/AB/):

- Issues relating to the gate at the terminus of So. Mill Drive.
- Claims re Unit 73.
- Claims re Water and Sewer usage by Phase IV.

## **PUBLIC SESSION**

At 10:00, the Board reconvened in public session.

- The Board voted to authorize the President to execute an agreement with Phase IV to resolve water and sewer payment issues in accordance with the proposal discussed in executive session. (RN/JF)

The Board voted to adjourn at 10:22 PM. (JF/AB)