

SOUTH MILL VILLAGE ASSOCIATION, INC
EXECUTIVE BOARD MINUTES
JULY 20, 2009

ATTENDANCE: Jack Burke, Jack Foley, Amy Brodeur, Al Penland, and Chuck Hannah from APM.

The Meeting was called to order at 7:10 PM.

MONTHLY MINUTES:

The minutes from the June 22nd Meeting were approved and distributed to the Board members. (J.Foley/A. Brodeur)

FINANCIAL REPORT/BUDGET UPDATE:

Amy Brodeur provided an updated budget assessment and forecast. Currently the budget is running a slight negative variance to budget of 2% or \$ 7,663. Given the very aggressive budget adopted for this fiscal year it is likely that there will be a slight negative variance for the full year. Snow assessment revenue continues to come in and the full amount is expected by the end of August.

UNIT WORK ORDERS:

The Executive Board President and APM conducted a comprehensive review of the open Work orders during the month of July. The open work orders totaled 51. This does not include *project work orders* for chimney repairs or column replacements. 20% of the work-orders dealt with minor tree and shrub issues and APM was authorized by the Executive Board to handle. Another 10% dealt with seasonal treatment for carpenter bees and ants. The Executive Board authorized APM to handle these as well. Most of the other work orders were one of a kind and minor. APM was asked to hold these pending further Executive Board review based on budget status.

OTHER OPEN WORK ORDERS REVIEWED:

Unit 88's request for a hydrangea was denied as it is not consistent with the overall plan.

Unit 73 – Complaint of mold and mildew, APM was asked to investigate

Unit 106 - Request to trim bush or remove. Jeff Pell will look at this and advise the Board accordingly.

Unit 9 (Overshot) – Surface Water leaking into interior of cellar through the hatchway. APM was asked to investigate and hire a local contractor to review and propose solutions since the leakage has been an ongoing issue and not completely resolved.

PROJECT WORK ORDERS:

A motion was made to address chimney repairs by having APM direct **J. Williams & CO.** to develop a phased in plan to complete all the chimney repairs. Phase 1 of the work should be completed by 9/15/09 at a cost not to exceed \$20,000. Other Phases to be authorized at a later date. (J.Burke/A. Penland)

A motion was made to proceed with column replacements as outlined in an aggregate sum not to exceed \$3000 for the project. (J. Burke/J. Foley)

SEPTEMBER OPEN MEETING FOR UNIT OWNERS:

The Board discussed the feasibility of inviting all the unit owners to an open town hall style meeting on September 21, 2009 to discuss: the 2010 Budget Options being considered, a preliminary review of the work in progress reserve study and a discussion on the Rules and Regulations being revised. A final decision will be made during the August meeting.

SOUTH MILL VILLAGE RULES AND REGULATIONS:

It is anticipated that a final draft of the Rules and Regulations along with the procedures for enforcement of these rules will be reviewed at the August Board Meeting.

ADJOURNMENT: The meeting was adjourned at 9 P.M. (A. Penland/J. Foley)