

**SOUTH MILL VILLAGE
EXECUTIVE BOARD MINUTES
JULY 28, 2008**

ATTENDANCE:

Jack Burke, Jack Foley, Al Penland, Amy Brodeur and Rich Nicholson

The meeting was called to order at 7 PM.

MINUTES FROM PRIOR MEETING

The minutes from the June 23, 2008 Meeting were approved.
(R. Nicholson/A. Penland)

SALE OF UNITS

Three Units were recently sold. It was noted that the Board will need to see the resale documents in order to obtain the names of the new owners. APM will inform the Board current of sales, past re-sales and then obtain attorney confirmation of sales. At that point a welcoming letter will be sent to the new owners from the Association.

FINANCIAL REPORT

Through June 2008 most of the line items are within budget, with minor positive or negative variances. Overall the 2008 budget forecast is essentially flat , showing a positive variance of \$ 860.

PAINTING:

Many of the units in two of the three cul-de-sacs scheduled for painting need extensive repairs of trim and siding. The work has been sent out to bid. Two proposals were returned with the contract being awarded to APM Construction. The work is expected to cost approximately \$87,000, and will be treated as a capital expense. The work should be completed by mid September when painting will begin in all three cul-de-sacs.

Motion was made to authorize APM to proceed with repairs to be completed by September 15 so that painting could begin on the designated units. (J. Foley/A. Penland)

SIDEWALKS:

There are several unit aggregate sidewalks that need extensive repairs or replacement. Requests For Proposals have been sent to several contractors. The requests ask for quotes on both concrete and aggregate. Responses should be received by the August Board Meeting. The work will be scheduled as to be completed prior to the winter season.

CHIMNEY REPAIRS:

It was noted that there are 14 units that need chimney repairs. Estimates will be obtained to determine the overall costs. Approval was given to complete the repairs to the three units on Overshot which have been pending.

UNIT MODIFICATIONS

The owners of Unit 127 have submitted a conceptual proposal to make architectural changes to their deck (expanding and enclosing it). APM will reach out to the owners to see exactly what it is they propose to do and advise the Board accordingly. If there is no response a follow up letter will be sent stating that if they are still interested the Board will need a formal application consistent with our unit modification policy and Association documents.

BUILDINGS COMMITTEE:

APM has been handling and monitoring the requests for building repairs as called for in their contract. A questions was raised as to whether an Improvements/Alterations Committee should be formalized to handle modification requests (someone to meet with APM, the unit owner requesting the modification and a Board Member to review the proposal). The majority of the Board agreed that depending on the situation an existing Board member would be delegated to act in that capacity.

COLUMNS REPLACEMENTS:

It was noted that three Units on Overshot need replacement columns. The cost will be \$400 for the columns and \$200 for installation per unit. The Board authorized APM to complete the replacement for Units 1, 11 and 21.

MOTION TO ADJOURN at 9PM. (J. Burke/A. Brodeur)