

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

May 24, 2010

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

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

MINUTES:

The minutes from the April 26 Board approved. (JF/AB)

MANAGER'S REPORT

Eric Schaefer indicated that repairs had been made to unit 145 SMD and illustrated with pictures the extent to which water had leaked down from a flashing above the slider into and behind the wooden rafters, damaging the wood from the interior out. There can be a question posed to what extent closer due diligence might have discovered this earlier and thus mitigated the damage. It was noted that this example underscores the need for a policy on unit owner responsibility for upkeep and maintenance of units.

Regarding meeting with Attorney Perlstein, 8:00 AM on June 3 was identified as convenient for Board members.

Regarding the letter to the Fucci's concerning the request to modify their unit, it was suggested that the Board's policy be sent to them and in a meeting that the need for detailed information be reinforced.

Contracts for paving, painting and wood replacement for 115-137 were discussed. Jack Burke received copies for review.

The engagement letter for Perlstein et al has been received and a copy given to Jack Burke for review.

FINANCIAL REPORTS

Amy Brodeur briefly summarized the financial reports, noting that most budget line items are on target. It was noted that the larger package of financial reports would continue to be provided to all Board members but APM's responsibility to bring concerns to the attention of the Board was emphasized given the fact that this is a lay board.

OLD BUSINESS:

- There is no new information concerning the Kamis request for an easement for drainage purposes.
- The letter to the Town concerning the provision of water to Phase V is pending.
- The issue of owner/Association responsibility for external lighting was tabled for future discussion.
- Draft a policy document setting maintenance, repair and replacement standards for homeowners.

NEW BUSINESS

- Senate Bill 129 died with the adjournment of the General Assembly.
- There will be a spring newsletter. It will announce the tag sale on June 19 and solicit email addresses of unit owners, among other matters.
- Regarding repairs to units 76 and 106, the consensus of the Board was that the President may approve repairs when costs are determined unless the amount appears to be out of line.

ADJOURNMENT:

At 8:37, the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (AB/AP)):

- Strategy regarding resolution of water billing issues.
- Legal advice concerning enforcement of rules.

- Legal advice concerning insurance and repairs.

PUBLIC SESSION

At 10:03, the Board reconvened in public session.

- The Board voted to authorize the Chairman to meet with phase V to discuss resolution of water and sewer issues. (AB/JF)
- The Board voted to approve the letter to be used where fines are considered. (JF/AB)

The Board voted to adjourn at 10:20 PM. (JF/AB)