

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

August 23, 2010

ATTENDANCE: Jack Burke, Jack Foley, Richard Nicholson and Rhonda Swenson of APM.

The meeting was called to order at 7:56 PM.

MINUTES:

The minutes from the July 26, 2010 Board meeting were tabled.

UNIT OWNER COMMENTS:

Unit owner Brown was present. He was present to comment on that portion of the agenda affecting his units.

Next Meeting: The Board set the next meeting for Monday, September 23rd.

MANAGER'S REPORT

1. Paving open items have been completed.
2. Painting completed. Putting together punch list.
3. APM and General Landscape to advise on request for replacement of two trees at 77 SMD.
4. Power break was experienced at Unit 24; Association was responsible since break occurred in common area beyond meter box. Also noted that there was a similar power break at Unit 32.
5. Unit 22 raised issue re freezing of pipes in soffit area adjacent to front door. Question was raised by J Foley as to whether this was the unit owner's responsibility.

COMMITTEE REPORTS

Landscaping:

Financial:

In the absence of the Treasurer, it was noted that there was a surplus of \$20,000.

OLD BUSINESS:

- The Board reviewed correspondence from Stephen Brown (119 SMD) regarding the unauthorized removal and replacement of the patio at the rear of the unit. As requested at the last meeting, Mr. Brown submitted a landscaping plan which would address safety and aesthetic issues. After discussion, the following consensus was reached: (1) the Board will not take any enforcement action; (2) the Board accepts the landscaping plan submitted, using Steeds Holly as the screen; (3) the cost of the landscaping is to be assumed by Mr. Brown; and, (4) he is to execute a hold harmless agreement which will obligate him and subsequent owners to the upkeep of the patio, which agreement is to be filed with the land records. It was noted that APM would prepare the agreement and file a copy with the land records.

ADJOURNMENT:

At 8:36, the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (JF/RN):

- Claims re Water and Sewer usage by SMV Phase IV.

PUBLIC SESSION

At 8:50, the Board reconvened in public session.

The Board voted to adjourn at 8:51 PM. (RN/JF)